

Eden Park Concerts

The Eden Park Trust



Assessment of Environmental Effects in support of Application for Resource Consent

February 2020

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TERMS

AC	Auckland Council
AT:	Auckland Transport
AUP:	Auckland Unitary Plan (Operative in Part) 2016
OMPC:	Operations Management Plan - Concerts
EPT:	Eden Park Trust
Precinct:	Eden Park Precinct
RMA:	Resource Management Act 1991
RPS:	Regional Policy Statement

1 THE APPLICANT AND PROPERTY DETAILS

APPLICANT AND PROPERTY DETAILS	
Applicant	The Eden Park Trust ("EPT")
Address for Service	The Eden Park Trust Private Bag 56-906 Dominion Road, Auckland 1024 Attention: Nick Sautner Private Bag 56-906 Dominion Road Auckland 1146
Address & Legal Descriptions	42 Reimers Avenue, Kingsland, Auckland 1024 Legal Descriptions - See Attachment A .
Site Area	9.8004 hectares
Auckland Unitary Plan: Operative in Part 2016 ("the Unitary Plan")	
Road Classification	Sandringham Road (Arterial Road)
Designations	N/A
Zone	Special Purpose – Major Recreation Facility
Precinct	Eden Park Precinct
Overlays	<ul style="list-style-type: none"> ▪ Natural Resources: Quality Sensitive Aquifer Management Areas Overlay – Western Springs Volcanic Aquifer
Designations	<ul style="list-style-type: none"> ▪ Nil
Controls	<ul style="list-style-type: none"> ▪ Macroinvertebrate Community Index [rcp/dp] - Urban

2 INTRODUCTION

This report is submitted in support of a land use consent by the Eden Park Trust (the “**Applicant**” or “**EPT**”) to hold up to six concerts at Eden Park stadium.

Eden Park is owned by **EPT**, a charitable trust under the Eden Park Trust Act 1955 (as amended). Trustees are appointed by Auckland Cricket, Auckland Rugby and central government under the 2009 Trust Deed (the “**Deed**”), whereby they are required (among other things):

- To promote, operate and develop Eden Park as a high-quality multi-purpose stadium for the use and benefit of rugby and cricket (including under the organisations of ARU and ACA respectively pursuant to their rights under this deed) as well as other sporting codes and other recreational, musical and cultural events for the benefit of the public of the [Auckland] Region; and
- To administer Eden Park and the Trust Assets on a prudent commercial basis so that Eden Park is a successful financially autonomous community asset.¹

As well as complying with the obligations set out in the Deed, EPT is required to operate Eden Park in accordance with the Auckland Unitary Plan, Precinct Plan and the conditions of any applicable resource consent.

The Eden Park Precinct (the “**Precinct**”) provides for up to six concerts to be held in a 12 month period as a discretionary activity. In 2018 the EPT made an application for resource consent to hold a single concert, which was a charity concert to take place on Waitangi Day 2019. Due to the likely timeframe to process the application and the costs of obtaining a resource consent for a single concert event, EPT decided to discontinue the application.

The Trust has consulted with music industry professionals and advisers, and, given the process to obtain resource consent for a single concert event has determined that applying for a resource consent for each proposed concert is impracticable, costly and does not align with industry cycles for the organising of concert tours nor provide the certainty required by artists and music promoters. A consent which permits holding up to a fixed number of concerts per year within set parameters (including measures to mitigate adverse environmental effects) will provide the opportunity for EPT to offer promoters long term certainty in terms of securing the artists, organising and marketing the events.

¹ Section 4.1 (*Objects of the Trust*) Eden Park Trust Deed

As set out in this AEE, EPT's view is that the enabling of concerts at Eden Park will deliver social, economic and cultural benefits to the Auckland region and to New Zealand generally and thus enable EPT to meet the objects of the Trust Deed.

This report has been prepared in accordance with the requirements of Section 88 and the fourth schedule of the Resource Management Act 1991 (**RMA**) and is intended to provide the information necessary for a full understanding of the proposal and any actual or potential effects the proposal may have on the environment.

This report contains the following information:

- A description of the site and surrounding neighbourhood
- A description of the proposed activity
- An assessment of effects of the proposal on the environment and
- An analysis of the provisions of the RMA and the relevant statutory plan documents.

In accordance with Section 95A(2)(b) of the RMA, EPT requests that this application is publicly notified.

3 SITE DESCRIPTION AND SURROUNDING LOCALITY

3.1 SITE DESCRIPTION

The application site, known as Eden Park, is located at 42 Reimers Ave, Kingsland and contains a large well establish stadium. Since the 1900's Eden Park has hosted major rugby and cricket matches and has evolved from a major rugby and cricket ground to a multi-purpose stadium capable of hosting a range of entertainment, community and cultural events. It comprises almost all of the land bounded by Reimers Avenue to the south, Cricket Avenue to the east, Walters Road to the north and Sandringham Road to the west. The boundaries of the site are illustrated in **Figure 1** below. The legal description of the land and the Certificates of Title for the site are included at **Attachment A** to this report.

EPT also own the residential properties located at 60 and 62 Sandringham Road and Units 1, 3 and 5/64 Sandringham Road. These sites are located within the Major Recreation Facility zone and the Eden Park Precinct. In addition to the land owned by EPT, seven adjacent properties previously owned by EPT have a non-objection encumbrance including 16 Raleigh Avenue and 6, 8, 10, 12, 14 and 16 Cricket Avenue.



Figure 1: Locality Plan

3.1.1 Main Stadium and Number 1 Field

The main stadium and the number one field is located towards the eastern side of the site. The main stadium comprises two covered stands (north and south) and two uncovered stands (east and west). In 2007 Eden Park was confirmed as the venue for the RWC 2011 Final, and the Government committed \$200m to the redevelopment of Eden Park. In 2009 Eden Park underwent a major redevelopment with the replacement of a new South Stand, redevelopment of the East Stand and the construction of a perimeter concourse level linking all four stands in the stadium. Gates A, D, E and H provide the primary public access to the main concourse and stands. The concourse allows people to circulate inside the stadium and provides access to food and beverage outlets, merchandise and toilet facilities.

Gate A is located in the north-western corner of the stadium on Walters Road and near the intersection with Sandringham Road in close proximity to the Kingsland Rail Station and provides a large asphalted area at the entrance to the gate turnstiles.

Gate D is located near the corner of Walters Road and Cricket Avenue. The gate is accessed via a plaza area level with the footpath and a set of stairs that leads to the gate turnstiles. A tekoteko is centrally located in the plaza and the road boundary edges are planted with both mature trees and low level vegetation.

Gate E is located in the south-eastern corner of the stadium near the corner of Cricket and Reimers Avenues and is also accessed via a plaza that is level with the adjoining footpath, contains one of the tekoteko and planted gardens.

Gate H is located in the south-western corner of the stadium and is accessed from Sandringham Road via the bus hub or from Reimers Avenue through the carpark area located between the stand and the road boundary. The boundary of the site with Reimers road is planted with mature vegetation to screen and soften the carpark areas.

Four tekoteko (Maori carvings) guard the main entrances to the stadium, the figures represent: Tanemahuta – the spirit of the forest; Rongo – the god of peace; Tumatauenga – the god of war; and Tawhirimatea – the god of wind. They were commissioned by the EPT and mana whenua Ngāti Whātua Ōrākei and installed as part of the stadium redevelopment prior to the 2011 Rugby World Cup.

3.1.2 North Stand

The North stand (previously the ASB stand) is primarily accessed via Walters Avenue through Gates A, B and C. The covered stand provides 13,888 permanent and temporary seats and includes reception and hospitality facilities on Level 5 and corporate boxes on Level 6. Gates B and C provide direct access to the corporate facilities in the stand. The stand also contains a merchandise retail shop, Auckland Rugby Union offices and gym facilities. There are three vehicle crossings located on the Walters Road frontage accessing a parking area providing 136 carparks located between the stadium and road boundary. The boundary with Walters Road is fenced and vegetated with mature trees, hedges and lower level planting.

3.1.3 East Stand

The uncovered East stand has a lower and upper tier and is primarily accessed via Gate D on the corner of Walters Road and Cricket Avenue and Gate E on the corner of Cricket and Reimers Avenues. The stand provides seating for 8226 people (including temporary seating). The rear of the East stand is dominated by the base and undercroft wall of the stand. The undercroft is used for storage and match-day staff check-in. Above the base of the stand is the Upper East stand and a digital screen located in the south east corner. The frontage to Cricket Avenue includes a mixture of grass berm and gardens with low level planting and specimen trees, and also pedestrian plaza's outside of the two entry points into the stadium. The East stand occupies a considerable length of the western side of Cricket Avenue. It is setback approximately 14m from the road boundary. Cricket Avenue is approximately 20m wide. The acoustic barrier that was consented as part of the Rugby World Cup redevelopment is planned to be constructed above the East stand in early 2020. A new digital screen will be incorporated into the centre of the acoustic barrier above the East stand seating.

3.1.4 South Stand

The South stand was constructed as part of the redevelopment of the stadium in 2009. The covered stand contains three tiers, has reception and lounge facilities, corporate boxes and a media centre. The stand has a capacity of 21,411 people (including retractable seating). The South stand is distinctive in that it is enclosed with a translucent material providing insulation and an integrated architectural finish. A service road is located underneath the stand and is accessed via a two-way vehicle ramp adjacent to Gate F which is accessed from Sandringham Road via the bus hub and carpark area. The stand also contains changing facilities, ancillary rooms and access to the field via two separate entrance tunnels located in the centre and south-eastern corner of the stand. There are 99 car parks available directly in front of the stand.

3.1.5 West Stand

The West stand is the smallest stand in the stadium and comprises two uncovered tiers with a large reception room located beneath the upper tier. The stand provides 4771 permanent and temporary seats and is primarily accessed via Gates A and H. The elevated concourse is located on the outer, western edge of the stand. Beneath this concourse is a roadway and service area linking the service road beneath the south stand and Gate Q located on Sandringham Road. The Upper West stand does not connect to either the north or south stands. A digital screen is located in the gap between the north and west stand beneath which is the main equipment and vehicle access to the field.

3.1.6 Number 2 Field (Outer Oval)

The number two or outer field is located on the western side of the site adjoining Sandringham Road. It comprises a cricket oval, practice nets, high performance centre and grandstand facilities (including the historic Eden Park grandstand). The field is fenced on Sandringham Road with a permeable rail fence about 1.8m in height. Gate Q, accessed off Sandringham Road provides vehicle access adjacent to the outer oval and connects to the service road which runs beneath the South stand.

3.1.7 Bus Hub and Servicing

A central bus hub is located on the corner of Sandringham Road and Reimers Avenue and is accessed via three separate vehicle crossings on Sandringham Road. The bus hub is operated by Auckland Transport during large events and matches providing capacity for 12 coaches to load/unload passengers. When not in operation, the area is used for general parking providing 108 parks.

The main loading and service area for the stadium is located beneath the south stand accessed either via the vehicle entrance off Sandringham Road through the bus hub and carpark or from Gate Q. The service road is large enough to accommodate 7-10 articulated trucks and provides the ability to load and unload goods in a covered, enclosed space. This and the undercroft is the main storage area for the stadium and houses the back of house, service, mechanical and plant areas.

3.2 SURROUNDING ROAD NETWORK

The surrounding road network is fully described in the Transport Assessment in **Attachment F** where it is detailed that Eden Park is centrally located approximately 4km from the Central Business District and is readily accessible via all transport modes. The Transport Assessment identifies that Eden Park can be easily approached from many different routes with the north-western motorway being the closest strategic route.

Sandringham Road is a main arterial road and public transport route. Walters Road, Reimers and Cricket Avenues are local roads providing access to residential properties and the Eden Park precinct. The stadium is located within 200m of the Kingsland rail station and 800m from Morningside Station which connect to Auckland's rail network.

Walters Road is one of the primary roads used by pedestrians to access Eden Park during events as it provides a connection between the Kingsland rail station, Sandringham and Dominion Roads and the North, West and East stand general admission entrances (A and D). The pedestrian facilities and environment surrounding Eden Park was upgraded in 2010 to provide better pedestrian access to public transport to and from Eden Park. This included a signalised crossing across Sandringham Road providing direct access to the Kingsland rail station, a new pedestrian walkway between Sandringham Road and Walters Road and the installations of speed tables along Walters Road for traffic calming effects. Together, these provide a high level of accessibility for pedestrians through the area.

3.3 PUBLIC TRANSPORT

The surrounding area is well served by public transport, including the Kingsland and Morningside rail stations. Several bus routes run along Sandringham Road and Dominion Road, linking to the City Centre and wider Auckland. The nearest bus stop to the stadium is located on Sandringham Road north of Altham Avenue, directly opposite the stadium. The bus service operates every five to ten minutes during peak commute hours, and every fifteen to thirty minutes at other times.

Kingsland rail station, located within 200 metres walking distance from Eden Park, and Morningside rail station, located within 800 metres walking distance from Eden Park, are on the western line connecting to Britomart and the southern line (via Newmarket) and Swanson via Mount Albert, New Lynn and Henderson. It has services operating every ten to twenty minutes on a normal operating schedule.

3.4 GENERAL LOCALITY

Eden Park is located in Kingsland, a central Auckland suburb located in the City Fringe area close to the central city, and is surrounded by residential development.

The majority of properties in the immediate vicinity of Eden Park are zoned Single House with a Residential Isthmus A Special Character Overlay. The overlay includes housing from early European settlement and development that occurred in and around Auckland City in the late 19th and early 20th centuries. The area retains a collection of Victorian, Edwardian and early 20th century houses, including villas and transitional villas. Houses are generally single-storey timber-framed detached dwellings on individual sites.

To the west of Eden Park, on the opposite side of Sandringham Road, are residential properties with a mix of housing types zoned Terrace House and Apartment Building (**THAB**), Mixed House Urban and Suburban and Single House. Beyond this housing area is the commercial and light industrial area of Morningside zoned Business Mixed Use. On the elevated embankment between the rail line and New North Road are a mix of residential properties (single house and apartments) zoned THAB and the commercial activities of Kingsland's town centre zoned Business Local Centre.

The main hospitality areas are located in Kingsland and Dominion/Valley Road, within walking distance of Eden Park. To the north-east of the site is Kowhai Intermediate School and Trent Bray swim centre.

4 BACKGROUND

4.1 EDEN PARK HISTORY

Since the early 1900s Eden Park has hosted major rugby and cricket matches and is the home of Auckland Rugby and Auckland Cricket. Alongside its history of hosting rugby and cricket, Eden Park has more recently evolved from a solely rugby and cricket ground to a stadium capable of hosting a more diverse range of premier domestic and international events. Highlights from Eden Park's recent history include²:

- 2009: Major redevelopment of Eden Park commences.
- 2011: Eden Park hosts 2011 Rugby World Cup, including the final.
- 2014: Eden Park hosts the inaugural NRL Nines tournament.
- 2015: Eden Park hosts 2015 Cricket World Cup matches, including a semi-final.
- 2017: Eden Park hosts three Lions matches including two tests, the World Masters' Games and launches the G9 Stadium golfing event.
- 2018 Eden Park hosts the first day-night test to be held in New Zealand and the Mitre 10 Cup final between Auckland and Canterbury.
- 2019 Eden Park hosts the A-League football match between Wellington Phoenix and Melbourne Victory, hosts Nitro Circus for the first time and is selected to host the 2021 Te Matatini Festival. The Nelson Mandela: My Life exhibition opens at Eden Park.

There has been significant change to the stadium as a result of New Zealand winning the hosting rights for the Rugby World Cup 2011. Joint central and local government funding of \$200 million was invested in the comprehensive redevelopment of Eden Park to bring the stadium up to a standard to host international events. This included new south and east stands, a central concourse and significantly upgraded facilities (including a bus hub) and amenities. In addition, Kingsland station was upgraded and pedestrian links to the station enhanced and improved.

Eden Park is now also being used by a number of other sporting codes, entertainment operators and community and charitable organisations for a diverse range of events including the annual celebration of Eid by the Auckland Muslim community, Japan Day, Auckland City Mission Christmas food package distribution. EPT works with the community via its supporters club The Hood and local business associations to provide amenities and facilities for community activities, such as the Food Truck evenings organised by Eden Park local residents,³ community Christmas celebrations and local school assemblies, sporting events and

² www.edenpark.co.nz/news

³ www.edenpark.co.nz/the-hood

prizegivings. Eden Park also provided the Auckland venue for the national commemoration of the Christchurch terrorist attack.

4.2 HISTORIC RESOURCE CONSENTS

Eden Park has relied on various resource consents (the first granted in 1997) that have enabled it to host a range of events over the last 20 years. This includes the resource consent (**R/LUC/2006/4828**) approved in 2006 for the redevelopment of Eden Park and to enable it to host night-time sporting events that rely on the use of lights. The resource consent includes conditions that specify detailed operational parameters (start times, finishing times and frequency) that apply in the case of events using lights. The resource consent included the construction of new South and East stands. An acoustic barrier formed an integral part of the new permanent East Stand. It is located at the rear of the upper level of the East stand spanning the area between the North and South stands. The acoustic barrier was designed to integrate with the design of the South and East stands and take its foundation from the structure of the East stand. The acoustic barrier has a curved design constructed with vertical steel supports and infilled with glass panels. The height of the structure is 11.5m above the roof of the East stand concourse and it is 114.5m in width. The acoustic barrier is planned to be installed in early 2020 and it has been assumed, for the purposes of this application that the acoustic barrier is constructed and in place prior to any concert taking place. A condition of consent is proposed that concerts shall not take place at Eden Park until the acoustic barrier is installed.

4.3 PLANNING FRAMEWORK

The planning framework for Eden Park changed following the completion of the Auckland Unitary Plan (Operative in Part) 2016 (**AUP**). Like other regional stadia, Eden Park is zoned Special Purpose - Major Recreation Facility. It is also subject to the Eden Park Precinct. The Major Recreation Facility zone and the Eden Park Precinct provide the resource management framework for the use of Eden Park as a sporting and recreation venue for daytime and night-time activities. This includes primary activities such as organised sporting and recreation activities undertaken during the day and night-time, and informal sport and recreation activities and non-sporting events undertaken during the day-time.⁴ The Precinct also provides for a range of permitted compatible activities such as functions, gatherings, conferences, meetings and community activities. Up to six concerts in a 12 month period is listed as a compatible activity and provided as a discretionary activity.

⁴ Day-time activities are those undertaken between 30 minutes before sunrise and 30-minutes before sunset on the same day, and night-time activities are those undertaken between 30-minutes before sunset on one day and 30 minutes before sunrise the following day.

4.3.1 Night-Time Activities

The following standards apply to the use of the Eden Park for primary activities (sport and recreation) undertaken at night-time but not to compatible activities:

1310.6.11. Organised sports and recreation activities undertaken at night time on the Number 1 field.

These activities must meet all of the following standards:

- (1) There must be no more than 25 activities within any 12 month period;*
- (2) There must be no more than one day/night cricket test match within any 12 month period;*
- (3) If scheduled between Monday and Friday (inclusive), these activities (excluding day/night cricket test matches) must commence after 7:30pm and be scheduled to finish no later than 9:30pm. Activities on public holidays are excluded from these time limits;*
- (4) Day/night cricket test matches must be scheduled to finish no later than 10.00pm;*
- (5) These activities must not be undertaken on a Sunday;*
- (6) These activities must not exceed four occurrences within any 35 day period; and*
- (7) The crowd attending any of these activities must not exceed 50,000 persons.*
- (8) For the purpose of these standards, a day/night cricket test match of up to five days in duration is to be counted as one activity.*

The use of the stadium at night time for organised sport and recreation requires a non-notified controlled activity resource consent. This method was included in the Precinct provisions to enable the operation of the stadium at night time through adaptive management plans. Specifically, *1310.9. Special information requirements* sets out that a Community Consultation and Communication Management Plan (**CCCMP**) and Events Management Plan (**EMP**) must be prepared and provided to the Council with any resource consent application for organised sport and recreation activities undertaken at during the night time. The plans are required to include the following information:

1310.9.1. Community consultation and communication plan

- 1) The Community Consultation and Communication Management Plan must include the following information in addition to any other matters relevant to the matters of control:*
 - (a) details of the community communication and consultation liaison officer. The community liaison officer must be identified as being the main and accessible point of contact. The community liaison officer's contact details must be listed on the Eden Park and Auckland Council websites;*
 - (b) details of the membership of the Community Liaison Group (CLG);*
 - (c) details of how all of the following have been invited to participate within the Community Liaison Group:*
 - i. representatives of recognised local community organisations active in the Eden Park community;*
 - ii. the Eden Park Neighbours Association Incorporated;*
 - iii. the Eden Park Residents Association Incorporated;*
 - iv. mainstreet business associations from Kingsland and Valley Road;*
 - v. Council and relevant Council Controlled Organisations; and*

- vi. *the New Zealand Police.*
- (d) *details of the responses to the request to participate within the Community Liaison Group;*
- (e) *details of how the applicant will provide all of the following to the Community Liaison Group:*
 - i. *regular updates on scheduling of primary activities;*
 - ii. *opportunities for feedback and input with regards to the effectiveness of methods to avoid, remedy or mitigate adverse effects associated with the activity;*
 - iii. *details of how the applicant will respond to queries and complaints including all of the following matters:*
 - *who is responsible for responding;*
 - *how responses will be provided; and*
 - *the timeframes that the responses will be provided within; and*
 - iv. *details of consultation undertaken and responses and feedback received. Where responses and feedback are provided, the applicant must set out how feedback and responses have been addressed, and if not incorporated into the Community Consultation and Communication Management Plan, the reasons why;*
- (f) *details of methods for informing each household within the vicinity of Eden Park, the Community Liaison Group, other stakeholders and affected parties of forthcoming activities and related arrangements (including the use of fireworks) not less than four times per 12 month period;*
- (g) *details of the Eden Park "hotline". The Eden Park hotline must be maintained and advertised for the purposes of enabling the local community, stakeholders and the Community Liaison Group to contact the appropriate authorities or gain assistance. The hotline must be operated for two hours prior to any event or function being held within Eden Park and must continue to operate until midday (12:00pm) the following day after any event; and*
- (h) *details of the complaints protocol. The complaints protocol must include methods for responding to and managing complaints arising from the actions of spectators, including methods for liaising with and assisting the New Zealand Police in devising and implementing an appropriate protocol to ensure as far as practicable, that spectators do not engage in anti-social behaviour in the vicinity of Eden Park.*

I310.9.2. Events management plan

- 1) *The Events Management Plan must include the following information in addition to any other matters relevant to the matters of control:*
 - (a) *details of methods for ensuring the removal of litter from streets within the vicinity of Eden Park.*
 - (b) *details of methods and procedures for preventing the consumption of alcohol in public places and areas outside of the Eden Park precinct.*
 - (c) *details of pre-event procedures including: (i) methods for ensuring the appropriate coordination of all agencies involved in managing events including:*
 - *New Zealand Police;*
 - *security companies (in the precinct and street security patrol);*
 - *Auckland Transport;*
 - *bus services;*
 - *St Johns;*
 - *fire Service;*

- *taxi operators;*
 - *tow truck operators; and*
 - *media.*
- (d) *methods for ensuring that security arrangements for both inside and outside of the precinct are undertaken in a safe and efficient manner; and*
- (e) *details of the post event procedures including methods for ensuring that patrons depart the precinct in a safe, efficient and orderly manner.*

Since the AUP was made operative, EPT has secured a controlled activity resource consent (**LUC60126194**), granted by Auckland Council on 23 June 2017, for the generic use of the stadium at night time for sport and recreation under a comprehensive suite of management plans (Eden Park Operating Management Plan or **OMP**). This 'global' resource consent ensures that all night time use of the stadium for primary activities, within the permitted AUP standards, occurs with the implementation of the approved OMP which includes traffic, event and communication and consultation management plans. A copy of this consent is included in **Attachment B**.

EPT has also secured the following three additional resource consents for the playing of cricket matches at night-time. One is for a single cricket match, the other two apply to cricket matches generally and have on-going application:

- (a) A restricted discretionary activity resource consent (LUC60301178), granted by Auckland Council on 9 August 2017, to enable Eden Park to host ODI cricket matches with a scheduled finish time of 10pm on a week day/night and T20 cricket matches held during a week night between 7:00pm and 10:00pm.
- (b) A restricted discretionary activity resource consent (LUC60337912), granted by Auckland Council on 30 May 2019, to amend the scheduled finish time of ODI and T20 cricket matches for tours by the India national cricket team to 11:00pm on Friday and Saturday nights.
- (c) A restricted discretionary activity resource consent (LUC60338953), granted by Auckland Council on 25 October 2019 to hold a one-off T20 cricket match on Sunday 26 January 2020.

A copy of the consents is provided in **Attachment B**.

5 PROPOSAL

5.1 OVERVIEW

The applicant is applying for resource consent for up to six concerts in any 12-month period to take place at Eden Park. The application addresses activities necessary to the holding of concerts (such as the pack-in and pack-out which take place either side of the concert dates themselves) but for avoidance of doubt resource consent is sought for 6 concert performances (not including pack-in and pack-out days).

5.2 CONCERT ACTIVITY

For the purposes of this application a concert means a musical or other similar live performance or series of performances of any genre of music and may feature one or multiple artists of equal or lesser billing. It includes performances by an orchestra or other musical troupe or group or live music which may be accompanied by a dramatic performance (such as an opera or ballet). The activity may include a variety of accessory activities and entertainment elements such as staging, lighting, audio visual, special effects including theatrical/stage pyrotechnics, fireworks displays, aerial displays or performances or other features which form part of or enhance the event, the use of helicopters and feature lighting of the exterior of the stadium. There is no limitation on staging configurations. It is proposed that concert performances will be of a total duration of no more than 4 hours on weeknights and 6 hours on weekends and public holidays.

This assessment of effects has taken account of fireworks displays and the use of helicopter even though they may not occur at every performance. Where a fireworks display is undertaken, it is proposed that this will comply with the noise standard in I310.6.13 (5) (Professional fireworks displays) which includes that displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise. Firework displays will conclude prior to the proposed finish time of 10.30pm or 11pm. Where helicopters are used in conjunction with a concert event, their use will comply with standard I310.6.14 of the Eden Park precinct.

5.3 CONCERT PARAMETERS

The applicant seeks consent for concerts to take place during the day or night-time or a combination of both with the cumulative duration of the concert performance(s) not exceeding the applicable duration. To provide flexibility within the operational parameters of an event concerts may take place on consecutive or proximate dates (and potentially twice in a day), depending upon the popularity of the artist or performance. Performances on consecutive or proximate dates count as multiple concert events, as do multiple

performances on the same day if the applicable duration is exceeded. The parameters in Table 1 are proposed for concerts.

Table 1: Concert Parameters

Item	Description
Number of events	Up to six concert events in a 12 month period (not including pack-in and pack-out dates) provided there are no more than four concert events in any two week period.
Days of week	Concerts may take place on any day of the week excluding Sundays with the exception of a Sunday preceding a public holiday (but are likely to occur between Thursday to Saturday inclusive).
Start times	For a daytime concert the start time shall be no earlier than 10.00am. For a night-time concert held on a weekday, the start time will be no earlier than 6.30pm for supporting acts and 7.30pm for the main act. There is no control on the start time for a night-time concert held on a Saturday, public holiday or a Sunday preceding a public holiday.
Duration	The total duration of any concert(s) shall not exceed a total duration of 6 hours on Saturdays, public holidays and a Sunday preceding a public holiday and 4 hours on any other day.
Finish times	The finish time will be 11pm Friday, Saturday and any day preceding a public holiday (including Sundays) and 10:30pm every other day.
Operating hours	General admission entrances will be opened between 1 – 2 hours prior to the start of the first performance (e.g. local supporting act), and corporate hospitality areas may be opened earlier if required.
Multiple concerts	Where there is more than one concert on the same day/night with separate tickets issued for each, or any event lasting longer than the applicable duration of either 4 or 6 hours, it will be counted as two concerts.
Crowd size	Up to 60,000 on Saturday and any Sunday preceding a public holiday. Up to 50,000 people on all other days
Noise limits	A maximum noise limit of 75 dBL _{Aeq} as measured within the boundary of any residentially zoned site not owned by Eden Park for the concert performance(s) and sound-check. Crowd noise is to be excluded from any assessment of compliance with these limits. All other activities, including pack-in and pack-out shall meet the noise limits contained in the Eden Park Precinct Noise Standards in I310.6.1.1.
Sound checks	Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence before 10am on any day and must be completed by 7pm on any day.

5.4 STAGE CONFIGURATIONS

There are three main options for the stage locations within the stadium with differing crowd sizes and speaker arrangements detailed in **Table 2** below.

Table 2: Stage Locations and Crowd Size

Stage Location	Speaker Arrangements	Estimated Maximum Crowd Size
East	speakers facing west	42,000 - 46,500
West	speakers facing east	40,000 - 45,500
Central	360 degree speaker arrangement	58,000 – 60,000

As with most stadiums, any stage position at one end will reduce the seating capacity as some seats will not have views of the stage or are required for backstage or production arrangements. These seats are typically replaced with general admission standing or seating on the field with an east and west stage configuration resulting in a crowd size of fewer than 50,000 people (which is consistent with what is currently permitted by the Precinct provisions). However, a central 360° stage has a potentially greater crowd capacity as it the full seating capacity plus on-field areas can potentially be utilised (either standing general admission or seated).

In all stage configurations, Gate Q and the outer oval would be utilised to provide access to General Admission (GA) on the Number 1 field through the access way beneath the concourse between the North and West stands. The outer oval would house ticketing scanning and security search, toilet, food and beverage and merchandise facilities and provide a waiting area for patrons that arrive to the stadium prior to the gates opening. All gates would be activated for all three stage arrangements to optimise accessibility to the stadium, efficient ingress and egress and to enable people to circulate around the main public concourse inside the stadium where food and beverage and merchandise outlets will be available. The proposed stage configurations are shown in **Figures 2- 4** below and at **Attachment D**.

5.4.1 East Stage

This configuration includes a stage located at the bottom of the East stand with the stage and speakers projecting towards the west. This arrangement would require the East stand and parts of the North and South stands to be blacked-out and could provide for GA on the field in the both standing and seated arrangements or a combination thereof.

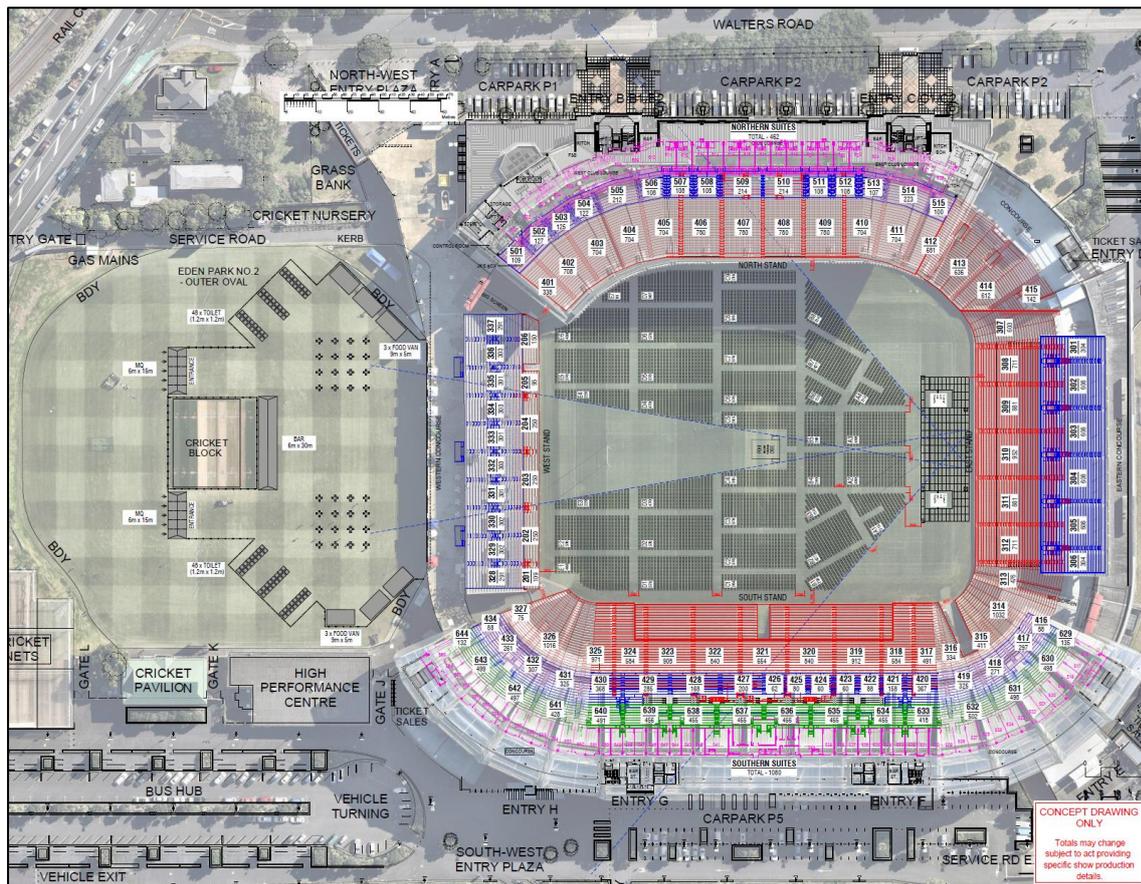


Figure 2: East Stage Arrangement (Source: EPS Australia)

5.4.2 West Stage

This configuration includes a west facing stage adjacent to the West stand with speakers projecting towards the east. This arrangement requires the West stand and parts of the North and South stands to be blacked-out and also provides flexibility in the GA field arrangements.

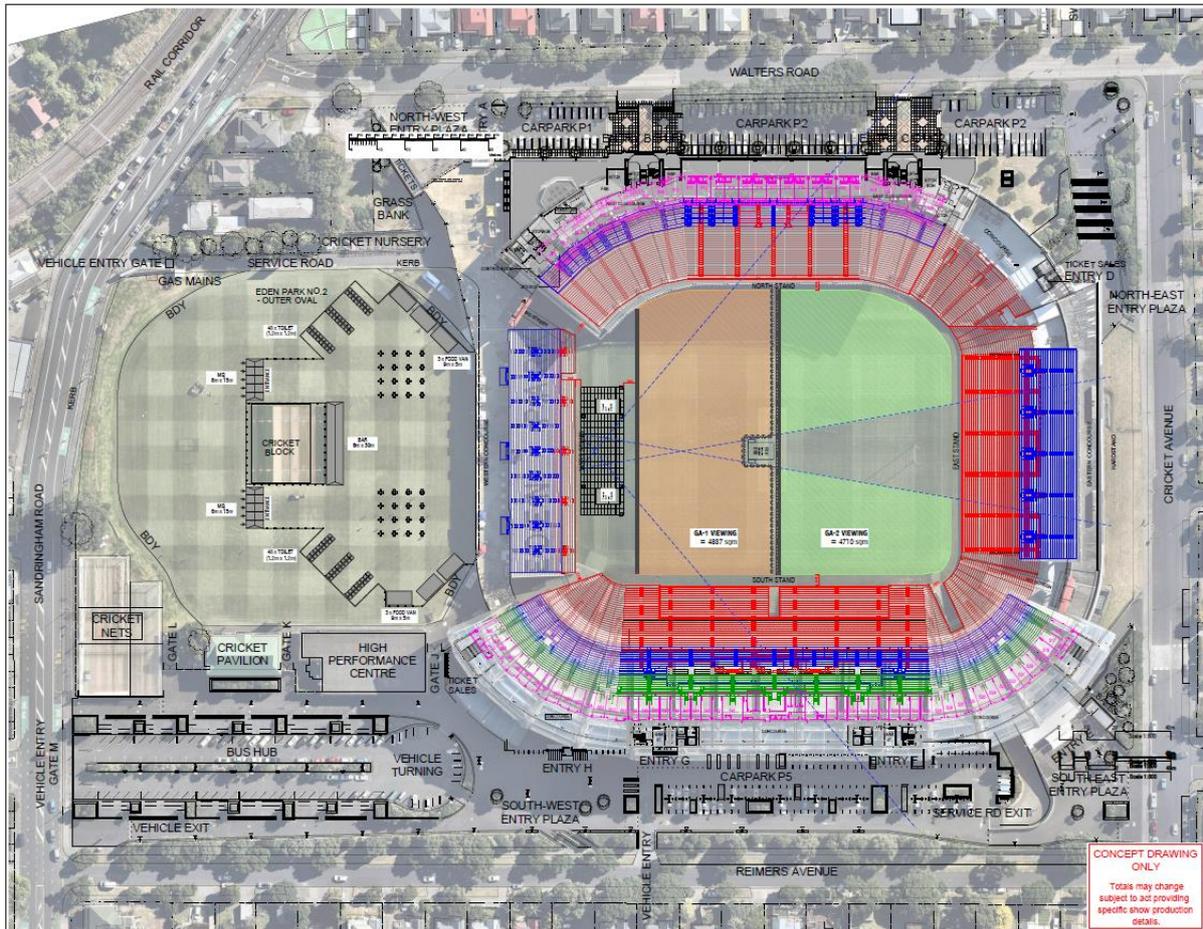


Figure 3: West Stage Arrangement (Source: EPS Australia)

5.4.3 Central Stage

This arrangement provides for a 360 stage and speaker arrangement located in the centre of the field maximising crowd capacity with all stands able to be utilised in addition to a standing or fully seated GA field. The crowd capacity is up to 58,000 people (assuming no line of sight issues).

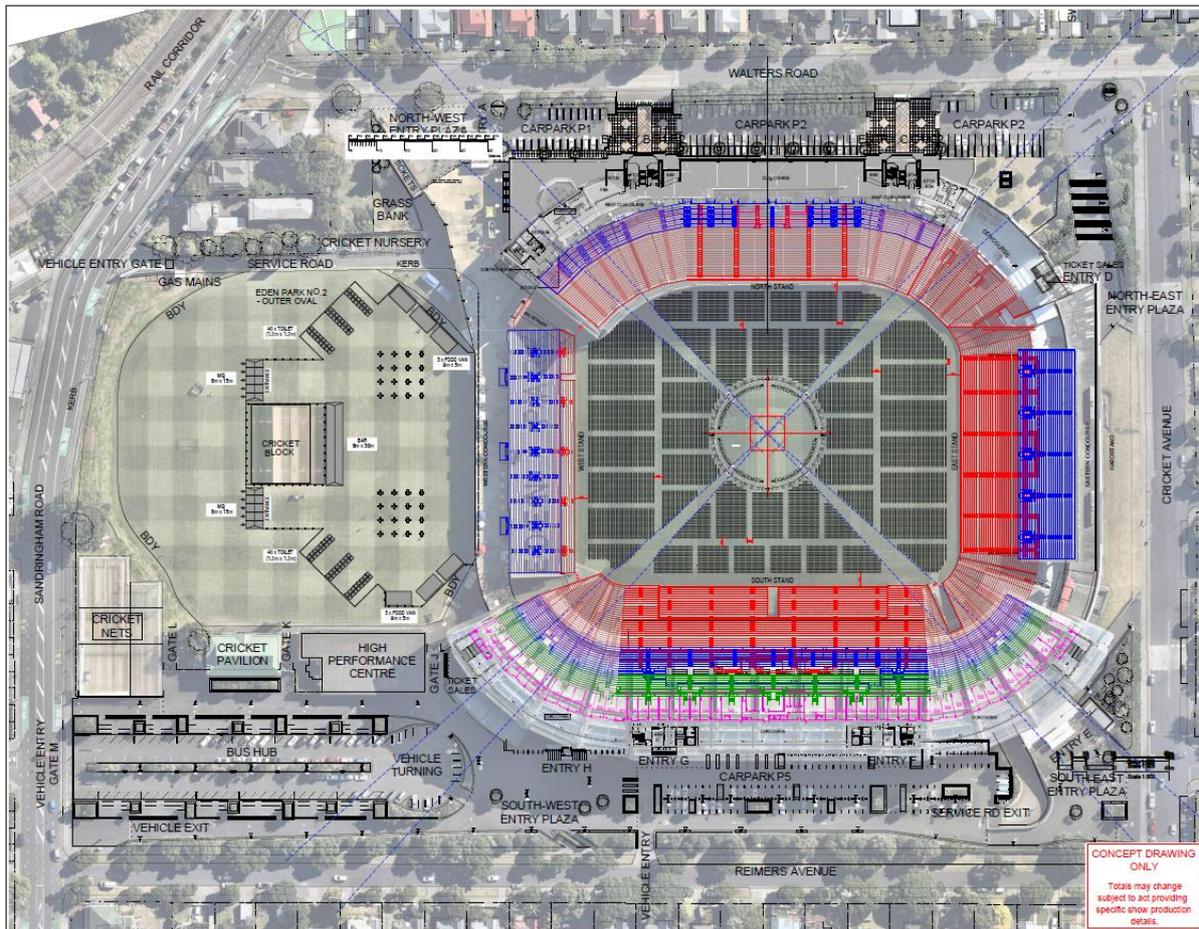


Figure 4: Central Stage Arrangement (Source: EPS Australia)

5.5 PACK-IN AND PACK-OUT

The time required for these activities can be expected to vary depending upon the size of the production, tour schedule and other factors. EPT has prepared a generic concert schedule outline example to identify activities before and after a concert event based on information provided by an event promoter provided in **Attachment E**. Typical timeframes necessary to hold a concert may involve up to 7 days of preparations on-site to construct the necessary infrastructure including turf protection, security fencing, staging, production infrastructure, toilet and food and beverage facilities.

Following the completion of the event, pack-out commences immediately and typically is completed over a 3 day period where the production, stage and turf protection are deconstructed and removed from the site.

The number of staff on-site during the pack-in and pack-out periods will vary for each day from 40 to over 200 people per day depending on the stage of preparation. All of this activity will occur well within the site itself except for the movement of trucks to and from Eden Park to transport equipment.

Information provided to EPT by an event promoter indicates that about 50 container loads of equipment will be delivered to the site over the 7 days prior to the event and then removed again following the event. This represents a total of up to 200 truck movements, 100 occurring before the event and 100 occurring after the event.

Following the completion of the concert event, containers will start to be loaded and removed from site. Trucks and containers will be stored on-site prior to the concert beginning so that loading will begin at the completion of the performance. Depending on the size of the event, up to 25 trucks will be loaded and leave the site within the first 5 hours or one every 15 minutes.

It is proposed that trucks approach the site from the Western Motorway via St Lukes Road and Sandringham Road before turning into the site either via the bus hub to access the tunnel under the southern stand or via Gate Q direct from Sandringham Road. All trucks will therefore be able to enter and leave in a forward direction.

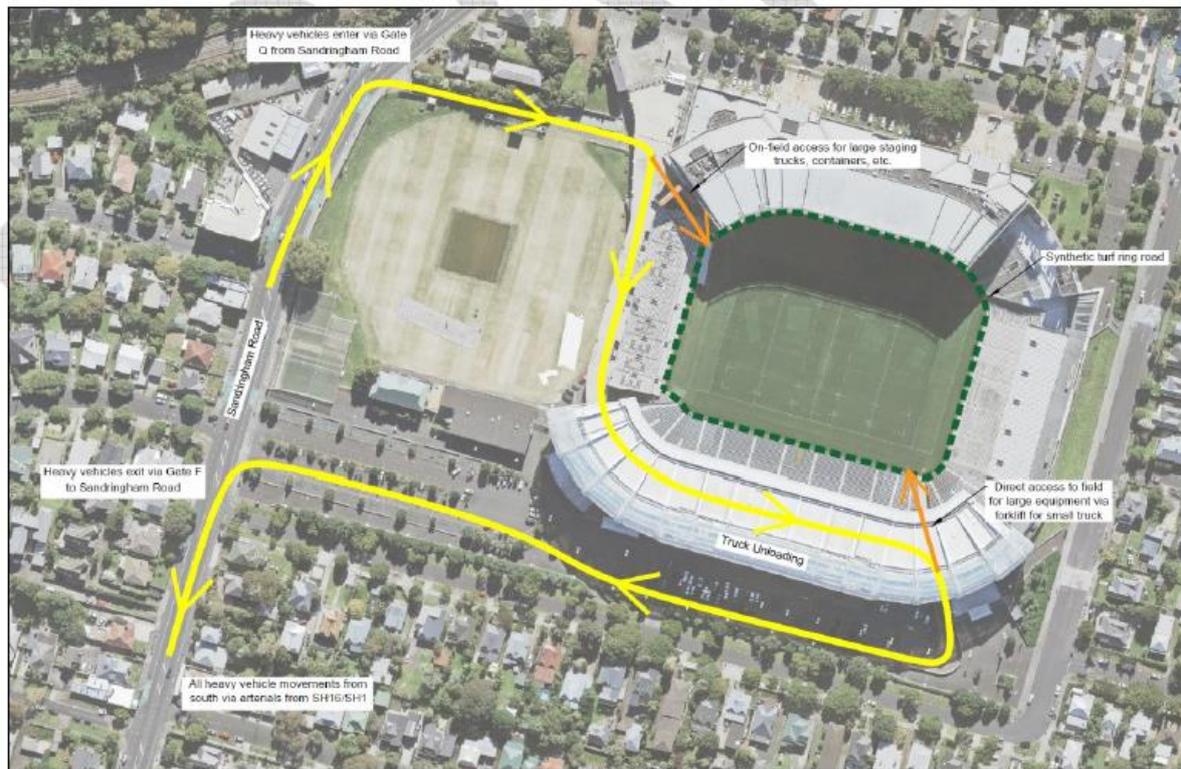


Figure 5: Proposed Truck Movements (Source Transport Assessment – TPC)

5.6 EVENT DAY

Activities undertaken during the event day are also included in the Concert Schedule Outline Example provided on **Attachment E**. On the day of the concert production build is completed, catering and entry/security staff arrive on site to prepare for the event and trucks arrive for layover on-site with up to 2,500 staff anticipated to be on-site.

The events itself is expected to follow a general schedule as set out in **Table 3** below.

Table 3: Event Details

Activity	Monday to Friday	Saturday	Sunday (preceding a public holiday)
Gates Open	5.00pm	Varies	Varies
Support Act	No earlier than 6.30pm	Varies	Varies
Main Act	No earlier than 7.30pm	Varies	Varies
Finish	10.30pm 11.00pm Friday and any weekday preceding a public holiday.	11.00pm	11.00pm

While the stadium gates are not expected to open until a few hours before the main act is scheduled to begin on stage, concerts typically have a portion of the crowd arrive early in order to gain a good position within the standing general admission areas. Catering for these people on the outer oval field will ensure that these people are kept clear of road reserve and within the site in a managed area.

The Transport Assessment in **Attachment F** provides details on the anticipated trip generation of crowds attending a concert event. It is anticipated that approximately 80% of the total crowd will arrive at the event by the time the supporting act ends and 100% by the time the main act begins.

The Transport Assessment also includes information on the type of travel to Eden Park anticipated for a concert event based on other capacity events. The following percentages of crowd are anticipated to arrive by public transport to the event with the balance of the crowd either arriving in a car or taxi, walking or cycling.

- Private Chartered Buses: 3%
- Regional Bus Services: 15%
- Trains: 40%
- Other: 42%

5.7 LIGHTING

The application seeks consent for all lighting necessary to stage a concert event including theatrical lighting directed towards the performance and audience.

Temporary lighting will generally be set up on scaffolding at various heights to suit the needs of the performance or located at fixed positions around the stadium. The majority of the lighting will be located higher than the stage and typically be directed toward the stage most of the time during the performance.

Some lighting is expected to be located at or near ground level, lighting up towards the stage. Any such lighting is typically used for localised effects. There could also be upward directed lighting on occasions for effect.

The concert lighting will generally only be switched on during the concert event but may be switched on for set-up and testing. Set-up and testing is proposed to be carried out on the day prior to the concert with all lighting switched off by 11.00pm.

In addition to the temporary concert lighting, the permanent stadium flood lighting will be used for the safe movement of the concert goers, staff and others. This will include exposed under canopy, concourse,

external building, carpark and general area lighting. Following a concert, the main stadium flood lights will be switched to egress mode and turned off once the stadium is cleared.

5.8 CONCERT OPERATIONS MANAGEMENT PLAN

As noted above, resource consent LUC60126194 formalised the implementation of the Eden Park Operations Management Plan (**OMP**) across its night-time sports and recreation events as a condition of the consent. The OMP includes internal and external processes and procedures designed to provide a safe and compliant environment for patrons within the stadium and mitigate the effect that events may have on surrounding residential amenity. The OMP is a proven management method and has been successfully implemented to ensure the safe delivery of events and mitigation of impacts on the surrounding area.

The applicant has prepared a specific Concert Operating Management Plan (**OMPC**) to adopt concert specific management plans and processes to effectively mitigate and manage the effects of concert activities undertaken at Eden Park. The OMPC is contained in **Attachment C** and forms part of this application.

The Eden Park OMPC has been prepared in accordance with the special information requirements in I310.9.1 and incorporates a community consultation and communications plan and event management plan and the traffic management standards in I310.6.4 of the precinct provisions.

The OMPC has been developed to manage the following external effects resulting from the operation of Eden Park for concerts:

- Crowd management and behaviour;
- Alcohol management;
- Litter;
- Traffic management;
- Lighting;
- Sound;
- Pre and post event operations.

The OMPC also includes procedures and protocols relating to:

- Communications (e.g. hot line/resident letter drop/e-mail messaging/complaints procedures);
- Collaborative working relationships with external agencies such as Police, Auckland Council, Auckland Transport and the District Licencing Authority;
- Feedback mechanisms available to residents via the Community Liaison Group (CLG) and direct contact with individual members of the CLG.

The OMPC, like the OMP, comprises the following four integrated components:

- Event management plan;
- Traffic management plan (addressed in section 7.4 of this report);
- Pre and post event management plan;
- Community consultation and communication management plan.

As with the OMP, the basis for the level or extent of activation (i.e. number of security personnel, number of gates opened, which Traffic Management Plan to be implemented, whether or not liquor checkpoints are activated/manned) of the OMPC is determined by estimated crowd size with tailored plan for crowds above and below 35,000 people.

5.9 PROPOSED CONDITIONS OF CONSENT

In order to mitigate the potential adverse effects of holding concerts at Eden Park the following table outlines the conditions proposed as part of this application. This includes the imposition of a condition requiring the OMPC be certified by Auckland Council prior to the first concert and implemented for all concerts events (and updated as required). It is considered that the proposed conditions will appropriately remedy or mitigate and adverse effects as a result of the proposal in accordance with Section 108 of the RMA. A copy of the applicant’s proposed conditions of consent is provided in **Attachment G**. The table below summarises the key matters covered by the proposed conditions.

Table 4: Matters Covered in Proposed Conditions

Topic	Proposed Conditions
Concert frequency	No more than 6 in a 12 month period and no more than four concerts in a two week period.
Concert duration	Weeknights: A single concert event limited to a duration of four hours. Saturdays, public holidays and any Sunday preceding a public holiday: A single concert event limited to a duration of six hours. Any event lasting longer than the above applicable duration counted as two concert events.
Concert start and finish times	Commence no earlier than 10.00am. For a night-time concert held on a weekday (except a public holiday), the start time will be no earlier than 6.30pm for supporting acts and 7.30pm for the main act. The finish time will be 11pm Friday, Saturday and any day (including Sunday) preceding a public holiday and 10.30pm for any other day.
Gate Opening Times	Gates shall not open prior to 5.00pm on a weekday (except a public holiday).

Operations Management Plan	Implement the Operations Management Plan - Concerts, including an approved Traffic Management Plan, Event Management Plan and Community Consultation and Communications Management Plan for each concert event.
Traffic	<p>A TMP approved by Auckland Transport to be implemented.</p> <p>Heavy vehicles associated with concerts shall use not use Walters Road or Reimers Avenue.</p>
Noise	<p>The noise (rating) level from any activity as measured within the boundary of any residentially zoned site not owned by the Eden Park Trust, must not exceed 75 dB L_{Aeq}. 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. 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).</p> <p>Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence before 10am on any day and must be completed by 7pm on any day.</p> <p>Crowd noise is to be excluded from any assessment of compliance with these limits.</p> <p>Fireworks display undertaken at the end of a concert to comply with the noise standard in I310.6.13 (5) of 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise. Firework displays to conclude at the applicable finish time of 10.30pm or 11pm.</p> <p>Where helicopters are used in conjunction with a concert event, their use will comply with standard I310.6.14 of the Eden Park precinct.</p>
Lighting	<p>Following the concert, the playing field floodlights will be switched to egress mode and turned off once the stadium is cleared.</p> <p>The luminous intensity of artificial lighting for a concert performance (including floodlighting) shall not exceed 70,000cd measured or calculated at the windows of habitable rooms of lawfully established dwellings within a residential zone not owned by Eden Park Trust.</p> <p>For the first concert, pre-commencement certification from a registered lighting engineer to confirm that the lighting satisfies the requirements of the lighting condition.</p> <p>For the first concert, post-event confirmation that lighting satisfied the requirements of the lighting condition.</p>

6 CONSENT REQUIREMENTS

6.1 INTRODUCTION

Resource consent is required under the AUP. Without limiting this application being for all necessary resource consents, resource consents appear to be required at least under the following provisions below. Resource consent are being sought to enable the proposal (as described in this report) and the application intends to include all necessary consents for those activities to occur. The list of reasons for consent may not be an exhaustive list and if further consent matters are identified post lodgement of the application, these should also be considered as forming part of this application.

6.2 AUCKLAND UNITARY PLAN: OPERATIVE IN PART 2016 (THE UNITARY PLAN)

Resource consent is required for the reasons outlined in **Table 5** below. The activity tables in the overlay, Auckland-wide, zone and precincts specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991.

Table 5: Resource Consents Required

AUP Rule	Description	Activity Status
Eden Park Precinct - Chapter I310		
I310.4.1 (A15) Activity table	<i>Up to 6 concerts in any 12 month period</i> The application seeks consent to hold up to 6 concert events within any 12 month period.	Discretionary

6.3 PERMITTED ACTIVITIES

Schedule 4 of the RMA requires that where an application is relying on a permitted activity as part of the proposal, a description of the permitted activity that demonstrates that it complies with the requirements, conditions and permissions for the permitted activity must be provided.

The following permitted activities set out in **Table 6** below form part of the proposal:

Table 6: Permitted Activities

AUP Rule	Description
Eden Park Precinct - Chapter I310.	
Table I310.4.1 Activity Table (25)	<p><i>Temporary buildings and structures.</i></p> <p>The application includes temporary buildings and structures ancillary to the concert event.</p>
I310.6.4 Traffic Management	<p><i>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 Transport and Traffic Management Plan authorised by Auckland Transport.</i></p> <p>The application includes a traffic management plan authorised by Auckland Transport.</p>

6.4 REASONS FOR CONSENT SUMMARY

Overall, the proposal is to be assessed as a **Discretionary Activity** under the AUP.

7 ENVIRONMENTAL EFFECTS ASSESSMENT

Section 104(1) sets out that when considering an application for resource consent a Council must have regard to any actual and potential effects on the environment of allowing the activity. In accordance with section 104(2) when forming an opinion on the actual and potential effects on the environment a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect. The following assessment is an analysis of both positive and negative actual and potential effects arising from the proposal.

7.1 PERMITTED BASELINE

Although the AUP provides for some activities to be undertaken within the Eden Park Precinct as permitted activities, without the need to obtain resource consent, the proposal does not rely on a permitted baseline. There are no unimplemented resource consents that would affect the existing environment.

7.2 AMENITY AND EVENT EFFECTS

Since the redevelopment of Eden Park in 2009, EPT has undertaken large scale events at Eden Park including the Rugby and Cricket World Cups. All events have operated under a comprehensive Operating Management Plan including community consultation and communication protocols, event management procedures and traffic management plans tailored to the size and scale of the event.

While the Eden Park Precinct provisions only require community consultation and communications and event management plans to be in operation for organised sport and recreation activities undertaken at night-time, EPT implements the OMP for all events, regardless of the time of day they are held.

The Eden Park OMP includes processes and procedures designed to manage the actual and potential amenity effects associated with providing events to ensure a safe and compliant environment for patrons within the stadium and manage as far as practicable the overall effect that events may have on surrounding residential neighbourhood and amenity.

The mitigations contained in the OMP are based on those successfully used to deliver large scale events such as the Rugby World Cup and Cricket World Cup games, NRL Nines and International rugby and cricket tests. They have been developed and adapted in conjunction with feedback from the Community Liaison Group, NZ Police, District Licensing Authority, Auckland Council Compliance Monitoring and Auckland Transport.

In order to manage the external effects of a concert activity, EPT has prepared an Operating Management Plan specific to concerts (**OMPC**) which is provided in **Attachment C**.

The plan has been developed to manage the following external effects resulting from the operation of Eden Park for concerts:

- Crowd management and behaviour;
- Alcohol management;
- Litter;
- Traffic management;
- Lighting;
- Sound;
- Pre and post event operations.

The Operating Management Plan comprises the following four integrated components:

- Event management plan;
- Traffic management plan (addressed in section 7.4 of this report);
- Pre and post event management plan;
- Community consultation and communication management plan.

7.2.1 Event Management Plan

The Event Management Plan includes the following general procedures implemented as part of Eden Park's event management response for crowd sizes up to 35,000 and a crowd of 35,000 and above.

Control Room

On event days, Eden Park operates a central control room (based on the CIMS framework, which is commonly used by Police, Fire Services, St John and other emergency service agencies). All operational decisions are made through the control room. Services such as NZ Police, Fire Service, St John, security services, ticketing, traffic management and event management are located in this room, including the information/hot line. In the event of a complaint from the neighbourhood being received, the appropriate response can be initiated immediately to deal with the issue.

Alcohol Management

Eden Park has developed a comprehensive alcohol management strategy, encompassing spectator ingress (vetting at liquor checkpoints/gate entry) and during the course of an event via caterer controls, security,

District Licensing Authority and Police oversight, thereby ensuring that spectator behaviour entering and exiting the general area is appropriate. For all events at Eden Park, there is zero tolerance of intoxication or bad behaviour with Eden Park proactively controlling bad behaviour in the stadium.

Alcohol Checkpoints

The temporary Liquor Ban surrounding Eden Park is in place for all events. For the larger sporting events, six liquor checkpoints located on the main streets leading into the Park are activated and manned by security and/or Police. The purpose of these checkpoints is to:

- Promote the existence of the liquor ban;
- Monitor incoming spectators to ensure appropriate behaviour; and
- Prompt the surrender of alcohol carried into the ban area by spectators.

Portaloos and Rubbish Bins

Portaloos and rubbish bins are to be positioned in the streets surrounding Eden Park for all concert events. Their placement is based on best practice, consistent with EPT's commitment to mitigate the effect events have on surrounding residential amenity.

Crowd Management

Concert-specific crowd management plans are proposed to be developed with the promoter and operations team to include measures and mitigations to ensure a safe and enjoyable experience for all concert goers from arrival to departure. Plans will be based on identified risks which will depend upon artist, crowd profile and stage configuration and will be implemented and dynamically managed in accordance with best practice by experienced and qualified operational staff and agencies primarily located in the Control Room.

Public Address Systems (P.A.)

The Eden Park P.A systems (volume level) are managed via electronic limiters, which ensure compliance with the AUP daytime noise limits. This system is calibrated by a qualified acoustic engineer, and checked by this specialist for correct operation on a six monthly basis.

Field Lighting

The Eden Park field lighting systems are controlled via management systems designed to concentrate lighting emissions onto the field of play and lower bowl seating areas, and to minimise light spill out of the stadium structure. Game day use of field lighting is managed in compliance with the AUP lighting standards. Regular checks are conducted to ensure individual fittings are in keeping with the original operational design parameters.

Police

NZ Police provide resource for events and assist Eden Park's security personnel with enforcement of the temporary liquor ban, and management of spectator behaviours.

For concerts, representatives of Auckland Police will be in the Control Room with a contingent circulating in the streets surrounding the stadium when the gates are opened for the public. This contingent will then move into the stadium at the commencement of the event, and then move back out to the surrounding streets (including the F&B districts) post event. Police will also be stationed at the six liquor checkpoints, set up on the main pedestrian pathways from Kingsland and Dominion road to Eden Park. During the egress phase of an event, Police assist Eden Park's special security unit who will also patrol the area to ensure appropriate spectator behaviour.

Performance

EPT propose to incorporate measures into its venue hire agreements with Concert Promoters to manage the duration, noise volume and lighting effects of the performance so they are aligned with the conditions of consent. It is proposed that Eden Park Ambassadors will circulate in teams in the vicinity of the stadium for concert events. Deployment and numbers is dependent on a number of factors including crowd size, crowd profile, likely modes of arrival/departure and other safety and security considerations. These matters are assessed in planning for an event in conjunction with the promoter and police and will be managed through the Event Management Plan prepared and employed for the event. [Post Event Security Detail](#)

EPT propose to activate a special Security Detail to circulate in the surrounding streets post event to ensure that the behaviour of exiting spectators is appropriate. This will be managed in conjunction with the NZ Police.

Post Event Litter Clean

A post event litter clean is carried out in the general area the following morning, the extent of which is determined by the TMP/EMP activated for the event.

7.2.2 Pre and Post Event Management Plan

EPT propose to incorporate additional measures for concerts into its standard venue hire agreements with concert promoters to manage the potential adverse effects of the pack-in and pack-out on non-concert event days on the surrounding residential neighbourhood. The number of days required for pack-in and pack-out will depend of the stage configuration, artist and size and scale of the show. While many of the activities undertaken during pack-in and pack-out occur within the stadium itself, the following measures are proposed to manage the external effects of both the pack-in and pack-out operations, particularly at night-time.

Communications

It is proposed that the hotline will be open for residents for the duration of build and pack down activities as well as on the day of the event.

Deliveries and Vehicle Movements

In addition to the requirements of the appropriate TMP, the following additional measures are proposed for delivery and vehicle movements around and within the Eden Park Precinct during pack in and pack out:

- (a) All heavy vehicles must be booked into the master delivery schedule which will be organised to mitigate impacts on traffic peak hours;
- (b) Engines must be switched off rather than idling when waiting, either within the Eden Park Precinct or the surrounding roads;
- (c) Heavy vehicle access and egress is from Sandringham Road, using Gate Q, the bus hub or temporary gates;
- (d) No stacking will be permitted, and vehicles may not wait, idle or reverse on residential streets around the venue between Dominion and Sandringham Roads; and

- (e) No use of horns or engine braking, no blocking of driveways or otherwise obstructing vehicle roads or vehicle access in the vicinity of the stadium will be permitted.

Production Build and Disestablishment

The production build and disestablishment includes field treatment, stage construction, lighting, sound and visuals. The OMPC includes requirements for these activities to comply at all times with the noise limits in the Eden Park Precinct and employ appropriate noise mitigation measures to achieve this. Noise mitigation measures may include white noise or broadband forklift reverse alarms, use of electric rather than mechanical machinery. It is also proposed that noise monitoring will be undertaken during the construction build and disestablishment for each concert to ensure compliance with the Eden Park Precinct standards and the results will be made available to the Council.

It is proposed that pack-in and pack-down activities can only occur after 10pm and before 6.30am provided that:

- (a) Stadium lighting will be on “exit mode” to eliminate spill.
- (b) Work is limited to assembly, breakdown and removal of the touring production elements only e.g. no steelwork or stage assembly or disassembly or works involving locally sourced materials is permitted unless otherwise agreed with EPT.
- (c) For pack-down, heavy vehicles are on-site prior to lights up and as many vehicles as possible are stacked in the service road under the stadium or in P5 (depending on the vehicle ingress route) in a manner that does not obstruct any pedestrian egress routes.

Lighting

The following measures are proposed to ensure that the effects of light glare and spill are minimised as far as is practicable during the testing of lighting for the event and during pack-in and pack-out.

- (a) Light testing will only occur on the day prior to the first performance and be required to cease no later than 11.00pm with light spill minimised as far as is practicable.
- (b) Immediately after the performance, stadium lighting will be switched to egress mode and floodlights will be shut off once the stadium is cleared.

- (c) The promoter will be required to provide any additional on-field lighting if required for pack out activities.

Sound

The following measures are proposed to ensure that sound effects are minimised as far as is practicable during the testing of lighting for the event and during pack-in and pack-out.

- (a) The sound system output must be tested and calibrated by Eden Park's sound engineers to meet applicable noise limits.
- (b) No amplified sound other than small radios or similar allowed during pack-in or pack-out and monitoring is proposed to be carried out for all activities including pack-in and pack-out.
- (c) The sound check is to be completed within the maximum total duration of performance allowed by the conditions of consent.
- (d) The performance will be required to cease prior to the relevant scheduled curfew time.

7.2.3 Consultation and Communication

A Community Consultation and Communication Plan is proposed to be implemented prior to a concert event taking place to ensure that nearby residents and businesses are aware of the event and the associated measures to be put in place to manage the event, including the movement to and from the stadium. Regular communication with the community is proposed to occur via the Community Liaison Group (CLG) which is administered and chaired by Auckland Council, providing two-way communication channel so that feedback concerns and input forms part of the adaptive management plan method used to maintain the COMP. The main elements of the consultation and communication plan are as follows:

Information/Hot Line

EPT currently operates a 24/7 information line for residents or members of the public to make contact with Eden Park during the business week, after hours or over the course of an event. All calls are answered, and action is taken or written responses issued as soon as possible. This will be provided for concert events, including during pack-in and pack-out.

Community Liaison Officer

Contact details for the Eden Park Community Liaison Officer (CLO) are included in the Eden Park website. To ensure that the local community and general public are able to make direct contact with Eden Park at all times (irrespective of CLO availability), the information line number is listed on the Council's website. A response is provided either directly or within 24 hours of receiving a complaint or general feedback, depending on the urgency.

Residents Newsletter

Eden Park delivers a Residents Newsletter to all addresses likely to be affected by an event. The newsletter provides relevant information relating to each event, including TMP size. This also includes Electronic Direct Mail (EDM) to residents prior to events to ensure a more direct means of correspondence between Eden Park and the neighbourhood. The resident's newsletter will be used as a mechanism to inform and provide relevant information relating to a concert event.

Website

Eden Park operate a comprehensive web page for the purposes of providing the latest general information and event specific details. All concert event details would be included on the website.

Community Liaison Group (CLG)

The COMP includes full details of the CLG, administered and chaired by Auckland Council. Membership of the CLG includes representatives from the Neighbourhood Association, Residents Association, Albert Eden Local Board, Kingsland Business Society, Dominion Road Business Association, Auckland Council, Auckland Transport, NZ Police and EPT. Eden Park consults with and seeks from the CLG on matters relating to:

- i. The delivery of events;
- ii. Changes to event delivery processes and or procedures;
- iii. Mitigation strategies designed to manage and reduce impacts on residential amenity;
- iv. Mitigation strategies associated with feedback from the CLG; and
- v. New events which require change/alteration to the existing delivery models or are outside the planning framework.

EPT propose to continue to utilise the CLG as a mechanism for the proposed concert events to ensure that management processes and procedures are fit for purpose and adapted over time to respond to issues raised by residents and stakeholders.

7.2.4 Summary

EPT has developed and implemented comprehensive management processes and procedures for small and large scale events held at Eden Park. Event management systems and procedures have been well tested and are continuously refined to improve the outcomes for both patrons and neighbours. They have been refined based on large international events including the Rugby and Cricket World Cups. The systems are comprehensive in terms of addressing the effects of Eden Park’s operations on surrounding properties, and are integrated in terms of coordinating the many stakeholders involved in events held at the Park.

The consultation and communications plan, which operates for events held at Eden Park, is proposed to be implemented for concert events to ensure that residents, stakeholders and the general public are aware of upcoming events and measures put in place to manage the event. This enables people to pre-plan for event day knowing what measures will be adopted for a specific event.

Overall, I consider that the effects of concert activity on surrounding residential amenity are able to be adequately avoided, remedied or mitigated through the through the implementation of the adaptive management plans contained in the Concert Operations Management Plan prepared for this application.

7.3 NOISE

The Eden Park Precinct contains specific noise standards that apply to permitted, controlled and restricted discretionary activities undertaken within the Eden Park during the day and night. The noise level from any activity (measured within the boundary of any site in a residential zoned property not owned by EPT) must not be greater than the noise limits in Table I310.6.1.1 below.

Table I310.6.1.1 Noise standards

Time, day, duration and frequency	Noise limit
All days between 8:00am and 10:30pm	55dB L _{A10} (13hr) 60dB L _{A10} (10min) 85dB L _{Amax}
At all other times	40dB L _{A10} and 75dB L _{Amax}

Concert activities at Eden Park will require noise levels in excess of the current permitted noise standards, which have been developed based on rugby and cricket matches. In order to provide for concert events at the stadium an external noise level of 75db L_{Aeq} is proposed at the nearest residential zoned property (not owned by EPT).

Marshall Day has prepared an acoustic assessment examining the noise effects associated with holding concerts at Eden Park, provides advice on any necessary mitigation measures and recommended conditions of consent. The report is provided in **Attachment H**.

The assessment has been prepared on the basis that the acoustic barrier detailed in Section 4.2 above has been constructed and is in place. The report assesses noise generated from the concert itself but also noise associated with the pack-in and pack-out associated with the concert event. While crowd noise is excluded from any assessment of compliance with the noise limits in the Eden Park Precinct provisions, the acoustic assessment also considers and assesses the effects of crowd noise from a concert event.

In undertaking an assessment of the noise effects generated from a concert, the report considers the existing noise standards in the Eden Park Precinct as well as special event noise controls in New Zealand, controls for other Auckland stadia and major recreation facilities in Auckland and the temporary activity noise standards for events in public places in the AUP. The report makes the following observations in relation to noise standards for events:

- Other New Zealand stadia are allowed between 3 to 30 high noise events per year, with noise limits ranging from 75 to 90 dB and cut off times from 10pm to 11:30pm.
- The AUP has adopted a 'multi-stage' approach to the setting of noise limits for the other major recreation facilities in Auckland. This 'multi-stage' approach sets higher noise limits for infrequent events and lower noise limits as the frequency of events increases.
- The noise rules for Eden Park are unique in amongst the other major recreation facilities in Auckland in that there is no relaxation of the noise limits for short duration infrequent events as there are for the other stadia
- The AUP Auckland-wide Temporary Activity provisions adopt the 'short duration, infrequent, high noise limit' concept and applies to typical parks in residential areas around Auckland. In summary, the rule allows 12 events per year operating at up to 70 dB L_{Aeq} and another 3 events per year up

to 80 dB L_{Aeq} at the residential receivers. The duration of events is a maximum of 6 hours (with an extra 2 hours for sound balancing) and the cut-off time is 11pm (all days).

Marshall Day has used computer noise modelling to assess the three proposed stage configurations with the following different sound levels at the mixing console:

- East Stage – speakers facing west (100 dB @ 30m) and the stage arrangement most likely to be used for the majority of artists.
- West Stage – speakers facing east (105 dB @ 30m) for artists that generate a louder sound.
- Centre Stage – 360 degree speaker arrangement (100 dB @ 30m) for a smaller number of artists who have a non-traditional stage in the round enabling a 360 degree audience.

The resulting noise contours for the three stage configurations are contained in the appendices to Marshall Day's report. They show that the residentially zoned properties around Eden Park would experience less than 75 dB L_{Aeq} during a typical concert, with the exception of a small group of houses in the north-west corner of the Eden Park Precinct (and zoned Major Recreation Facility) that might experience noise levels 1 or 2dB higher than 75 dB L_{Aeq} . Marshall Day considers that the difference between 75 dB and 77 dB is not discernible while noting that Eden Park own all of these houses except for 2 units out of the 5 units in the block at 64 Sandringham Rd (the closest to Eden Park).

In the opinion of Marshall Day, the noise effects from the proposed concerts on the residential community are "reasonable" based on the short duration of the noise (3 to 6 hours), the cut-off time of 10:30/11:00pm and the infrequent occurrence (max 6 per year). The modelled noise levels here are less than or similar to, what Auckland Council considers reasonable for residents around other large stadia and for temporary events in general parks."

Marshall Day has also considered the impact of crowd noise effects and notes that during sporting events, crowd noise is intermittently at a higher level than the noise limits that the sound system is restricted to at the residential interface. This is generally due to high intensity events such as a try in an international test match. In the case of concerts, Marshall Day do not consider that this will be a significant issue. Rather, in their view, music noise will be greater than, or similar to, the crowd noise, which itself is of a different nature to rugby or cricket crowd noise. Marshall Day has considered a worst case situation where a vocal crowd could produce similar voice effort to a rugby try. In this scenario Marshall Day considers that the levels in

the residential area would be similar and only 2 dB higher for a crowd of 60,000 as compared with a rugby crowd of 40,000.

In assessing noise associated with pack-in and pack-out, Marshall Day has identified that the two possible sources of noise relate to trucks accessing the site and establishment activity on the main field and from the disestablishment of stage equipment following the completion of the concerts and associated truck movements at night.

It is proposed that all trucks bringing equipment to Eden Park will arrive to the site from the South/West via the North-Western Motorway and utilise Sandringham Road and enter the site via the Sandringham Road bus parking bay then drive under the stand via the tunnel for unloading/loading purposes. Marshall Day consider that load in noise is predicted to comply with the daytime noise limits.

The other source of noise, from the pack-down of equipment following immediately after the completion of the concert, is likely to involve crew dismantling production equipment (sound, monitors, audio and screens) and between 5 to 25 truck movements. Marshall Day consider that the noise from the trucks departing the site in the early morning can comply with the noise limits at most sites and is not expected to cause any concern with the high levels of ambient traffic noise in this location. Predicted noise levels comply with the daytime noise limits at all residentially zoned properties. Marshall Day predict that the noise levels at the small number of houses inside the north west corner of the Eden Park precinct are higher than these limits by approximately 5 to 15dB. While the noise limits do not apply to these sites, the potential noise effects for these residents has been assessed.

Marshall Day considers that the main issue for these residents is potential sleep disturbance from individual truck movements. While the predicted noise levels are 5 dB above the AUP level, given the low level of occurrence (up to six times a year) and that the truck noise will be similar in character to the trucks travelling along Sandringham Road, the effects of noise on the north-west residents is considered reasonable.

However to provide certainty, Marshall Day consider a condition restricting the night-time use of Walters Road and Reimers Ave could be included.

Marshall Day recommend the following noise conditions to control noise effects:

- (1) The noise (rating) level from any activity as measured within the boundary of any residentially zoned site not owned by the Eden Park Trust, must not exceed 75 dB L_{Aeq} .

- (2) 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. 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).
- (3) Concerts shall start no earlier than 10:00am and be scheduled to finish no later than 11pm Friday and Saturday and any day including Sunday preceding a public holiday and 10:30pm every other day and be limited to a total duration of 6 hours.
- (4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence before 10am on any day.
- (5) There shall be no more than 6 concerts in any 12 month period and no more than 4 concerts within any 2 week period. Any event lasting longer than the applicable duration of either four or six hours must be counted as 2 concerts. The duration of an event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (6) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (7) Professional fireworks displays and helicopter flights are excluded from these standards.
- (8) Heavy vehicles associated with the concert shall not use Walters Road or Reimers Avenue.

Overall, and in reliance on Marshall Day's assessment and suggested conditions, it is considered that the noise effects of a concert, while noticeable, are acceptable given they are limited in number, short-term and temporary in duration. The noise limits proposed are not dissimilar those for other venues in Auckland or the temporary activity provisions applying to public open space.

7.4 TRANSPORT

The traffic management standards in the Precinct (I310.6.4) requires that an activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport where the crowd exceeds 5,000 people during the day and 2,000 people during the night time. Eden Park currently operates under Traffic Management Plans (based on TMP's 1-5) depending on crowd size and as approved by Auckland Transport. It is proposed for concert activities that a TMP the same as or similar to either TMP 4 or TMP 5 is activated depending on crowd size. TMP 4 is designed for a crowd up to 35,000 people and TMP 5 35,000 and above.

The purpose of the TMP's is to mitigate the effects of traffic while minimising the impact traffic management has on the residential amenity by including traffic management measures relative to the crowd size. The TMP's were originally developed for the 2011 Rugby World Cup, and have continued to evolve on the basis of constant improvement processes. Each plan has been developed with the combined input of traffic management specialists, Auckland Transport, Police and Eden Park. Any proposed changes to the TMP are tabled with the CLG for consultation, followed by ratification by the TMG, which consists of representation from Police, Albert Eden Local Board, Auckland Council and Auckland Transport.

The TMP's for larger crowd sizes includes Residents Only Parking (ROP) which is administered by Auckland Transport and is designed to provide residents with the ability to park vehicles on streets in the lead up to, and during events. Eden Park manages the resident temporary parking pass scheme which ensures that residents who have not received permanent parking passes or resident visitor passes, can obtain these and can park on the street during an event.

TMP 4 incorporates road access check points (from Sandringham and Dominion Roads), road closures on Sandringham Road for ingress and egress phases and coach parking control. It is also proposed that the promoter will be required to engage with Auckland Transport, and so, where integrated ticketing is in place, the Eden Park Bus Hub will generally be used for bus drop-off and pick-up and special train services will be in place to transport concert goers to and from Eden Park. Traffic management specialists are proposed to be on duty for concerts and the ROP process is also proposed to be in place.

TMP 5 covers an area from Dominion Road, New North Road and back down to Gribblehurst Road (off Sandringham Rd). For this plan, where integrated ticketing is also proposed to be in place, the Eden Park Bus Hub is in full operation with AT operating a rail services from the West and City into Morningside and Kingsland stations respectively. These services were originally developed for Rugby World Cup and have been subsequently used for large scale events (such as the 2017 Lions Tour) and would be appropriate for larger capacity concerts.

As part of TMP 5, the traffic specialist's role alters whereby AT engage the specialist directly to provide the link between Eden Park and Auckland Transport Operations Control (ATOC). This arrangement creates a direct link between Eden Park and Auckland Transport's control room to provide dynamic control/reporting on passenger transport and traffic movements. The ROP process is also in place for this TMP.

A Transport Assessment has been prepared by TPC and is included in **Attachment F**. The report considers the likely transport impacts of holding concerts at Eden Park, including the pack-in and pack-out period before and after the concert event and contains a copy of TMP 5.

The report notes that the application remains consistent with the Eden Park Precinct permitted maximum crowd size of 50,000 people for weekday events recognising the need to mitigate any transport effects during the evening commuter peak. However, given the spare network capacity available on weekends, a crowd size of up to 60,000 is sought as part of the application for Saturdays and any day that precedes a public holiday.

The Transport Assessment considers the transport effects of concert activity at Eden Park against the anticipated effects envelope of activities in the Eden Park Precinct, including traffic management, parking and organised sport and recreation undertaken at night-time. The report draws the following conclusions in terms of transport effects:

- *The likely transport effects on the day of a concert event are no worse than any other sporting or recreational event.*
- *The traffic management response around the Eden Park environs can be designed to mitigate the effects of the event and ensure traffic flow and pedestrian safety is maintained while minimising the impact traffic management has on the surrounding neighbourhood.*
- *The proposed methodology for transportation required for the set up and disestablishment of a concert stage and related infrastructure will ensure that any effects on the surrounding environment will be limited to truck movements to and from site. The intensity of truck movements can be accommodated on the surrounding network with minimal adverse effect such that no further mitigation is required.*

In terms of the impacts on the wider transport network, the Transport Assessment outlines that these can be adequately mitigated in the following ways:

- *Implementation of tailored traffic management plans around Eden Park appropriate to the size of each event;*
- *Providing additional train services and carriages on the Western Line;*
- *Providing special event bus services from regional centres as a direct service to Eden Park; and*
- *Contributing to a communications strategy covering the event and travel planning of patrons and the wider community.*

Overall, the conclusion in the Transport Assessment is that the transport effects of a concert can be accommodated without compromising its function, capacity, or safety. I support the conclusions reached in the Transport Assessment that the traffic and transport effects of holding concerts at Eden Park can be adequately mitigated by the proposed conditions.

7.5 CUMULATIVE EFFECTS

In order to assess the cumulative effects of concert activities it is appropriate to consider the anticipated effects of the permitted use of Eden Park authorised by the Eden Park Precinct provisions. The Major Recreation Facility zone and the Eden Park Precinct provides the resource management framework for the use of Eden Park as a regionally, nationally and internationally important venue for organised sport and recreation, informal recreation and day-time non-sporting events. The objective and policy framework recognises that Eden Park, by virtue of the nature, character, scale and intensity of use will generate adverse effects which are not able to be fully internalised and seeks that these are avoided, remedied or mitigated as far as is practicable.

The Precinct contains standards for both day-time and night-time primary activities undertaken on the Number 1 field. Although concerts are listed as a compatible activity and are a fully discretionary activity, the standards provide a basis against which the cumulative effects of concert activities may be compared.

The relevant standards for primary activities undertaken during the day time are contained in I310.6.10 and include:

- (1) *Day time primary activities must not be undertaken on the Number 1 field (main ground) within the same 24 hour period as night time primary activities. This standard does not apply to organised sport and recreation activities which are accessory to another organised sport and recreation event such as 'curtain raisers'.*
- (2) *The number of non-sporting activities held on the Number 1 field within any 12 month period must not exceed the number listed in Table I310.6.10.1 Number of non-sporting activities.*

Table I310.6.10.1 Number of non-sporting activities

Number of occurrences	Crowd capacity
<i>Unlimited</i>	<i>Up to 2,000</i>
<i>No more than 30</i>	<i>2,001 to 10,000</i>
<i>No more than 20</i>	<i>10,001 to 25,000</i>
<i>No more than 6</i>	<i>25,000 to 50,000</i>

The day-time standards provide for 56 activities to take place on the Number 1 field with a crowd capacity of between 2,001 and 50,000 in a 12 month period. The standards provide for more events with a lower crowd capacity and a smaller number of events where the stadium is at full capacity. In addition, where a day-time event is held, there is a restriction on being able to hold a night-time event within the same 24 hour period. This limits being able to hold a day-time and night-time activity on the same day (i.e. an activity is either classed as a day-time or night-time activity depending on the time of day the activity is undertaken) therefore limiting the total duration of the event. The provisions enable a longer day-time event to take place during mid-summer where events can commence at 8.00am and conclude at 8.00pm. Conversely in mid-winter, the total permitted duration of a day-time event is shorter.

The relevant standards for organised sport and recreation activities undertaken at night-time include:

- (1) There must be no more than 25 activities within any 12 month period;*
- (2) There must be no more than one day/night cricket test match within any 12 month period;*
- (3) If scheduled between Monday and Friday (inclusive), these activities (excluding day/night cricket test matches) must commence after 7:30pm and be scheduled to finish no later than 9:30pm. Activities on public holidays are excluded from these time limits;*
- (4) Day/night cricket test matches must be scheduled to finish no later than 10.00pm;*
- (5) These activities must not be undertaken on a Sunday;*
- (6) These activities must not exceed four occurrences within any 35 day period; and*
- (7) The crowd attending any of these activities must not exceed 50,000 persons.*
- (8) For the purpose of these standards, a day/night cricket test match of up to five days in duration is to be counted as one activity.*

The standards provide for a total of 29 night-time activities undertaken in a 12 month period with a finishing time of either 9.30pm or 10.00pm depending on the sporting code. The exception is that there is no specified finish time on Saturday and public holidays, rather events can continue until 10:30pm (when the day-time noise standards conclude). No activity is permitted on a Sunday night and there must be no more than four night-time activities in a 35 day period. The combination of the night-time standards is to limit the number, timing, frequency and duration of events held at night.

In addition to the scheduled finishing times for night-time use in the standards, approved resource consents authorise the use of the stadium outside the parameters of the permitted standards for night-time use to hold T20 and ODI cricket matches on weekdays between 7.00pm and 10.00pm and India Cricket matches to finish at 11.00pm on Friday and Saturday nights.

An analysis of the schedule of events at Eden Park held between 2010 and 2018 (with the exception of 2011 Rugby World Cup year) has been undertaken to understand current use and is provided in **Attachment I**. The data highlights that:

- The number of events held at Eden Park and crowd attendance is variable. The variability is the result of match schedules, international tours and numbers of games played in Auckland. Crowd size is influenced by variables such as the popularity of the event or success of the team, the opposition, the time of year and the weather.
- The number of day-time sporting activities held at Eden Park is below the 56 permitted in the AUP for crowds between 2,001 – 50,000 people as detailed in Table 7 below. Crowd sizes ranged from around 30,000 for the NRL Nines, 15,000 – 30,000 for ODI and T20 cricket matches, and below 10,000 for ITM rugby matches.

Table 7: Daytime Events Held

Year	Number
2010	14
2012	4
2013	7
2014	5
2015	6
2016	7
2017	5
2018	2

- The number of night-time events held at Eden Park is within the 25 (and 29 including a day night test match) permitted in the Precinct provisions as detailed in **Table 8** below. The lowest number of night time events occurred in 2016 with 14. The highest total number of night-time events took place in 2014 and 2018 with the later coinciding with the inaugural five day-night cricket test match. The number of times the stadium is at 50,000 full capacity is limited to a small number of events, predominantly international rugby test matches and T20 cricket matches against India or Australia.

Table 8: Night Time Events Held

Year	Number
2010	18
2012	18
2013	17
2014	25
2015	12
2016	14
2017	16
2018	23

- With the exception of cricket test matches and ODI's, the duration of night-time events is generally between two – three hours (with additional crowd arrival and departure time).
- For day-time events cricket test matches and tournaments generally run for a period of eight hours (with additional crowd arrival and departure time). For rugby, rugby league and soccer matches the duration is generally two hours.
- The frequency of events is generally 1-3 events in a month, except when test matches and the NRL Nines have been held in January- March increasing the number of events in a month to 7-8 (including both daytime and night-time activities).

A review of the event schedules for Eden Park highlights that levels of day-time and night-time use are currently below those permitted in the Eden Park Precinct provisions and below the stated crowd capacity. Generally only an All Black Test match results in crowd close to the 50,000 capacity.

The key aspects relating to cumulative effects are the number of additional night-time events and the timing, frequency, duration and crowd size.

The cumulative effects of concerts held during the day is not anticipated to result in any significant adverse effects. The level of activity during the day is well within the permitted activity standards. There is also a lower likelihood that concerts will occur during the day and apart from noise, concert activity is likely to be similar in scope and effect to that of other primary activities with a capacity crowd held during the day. While the effects of concerts held during the day are broadly similar to those from other activities provided for under the Precinct provisions, it is acknowledged that some members of the community may be adversely impacted by the noise generated. To mitigate the impacts of noise as far as is practicable, limits are proposed on the number and duration of concert events.

Assuming all of the proposed concert activities occur at night-time, this would result in up to 35 night-time events being held in a 12 month period (25 annual events becomes 29 with the addition of a test, plus 6 concerts). The duration of a concert event is proposed to be capped at four hours on a week night (due to a scheduled start time of 6:30pm) and 6 hours on a weekend with finishing times of 10.30pm and 11.00pm depending on the day of the week and what follows (eg a public holiday or not).

The concert activity is anticipated to take place between November to April when the weather is generally more settled. This coincides with the summer and daylight savings where there are longer evening hours. It also includes the period of the year over Christmas and New Year when many people are away for school holidays.

The application does not propose to hold a concert event on a Sunday generally, unless it precedes a public holiday. While the AUP does not permit activities to take place on a Sunday night they are not prohibited and the Eden Park Precinct does not contain any objectives or policies that seek to avoid activity on a Sunday evening. Rather, the AUP provides for the use of the stadium on Sunday evening to be assessed as part of a restricted discretionary resource consent application. It is anticipated that concerts will generally be held on Friday and Saturday evenings and for the purposes of the application an evening (including Sunday evening) prior to a public holiday is assessed in the same manner as a Saturday evening event.

Eden Park as a venue has the infrastructure and facilities to host larger scale events without the need to erect temporary structures or infrastructure such as temporary seating or hospitality facilities to accommodate patrons. It is also noted that this total number of events is lower than most other Major Recreation Facility venues across the region.

In terms of duration, the application is made on the basis that the total duration of performances during the concert is up to four hours (inclusive of support acts) during weekdays and 6 hours on Saturday, a Sunday preceding a public holiday and public holidays, with the scheduled finish time of 11pm Friday, Saturday and any day preceding a public holiday including Sundays and 10.30pm every other day. The duration of the event is similar to other permitted activities undertaken at the stadium. The main difference between a concert event and a permitted primary activity is the level of noise generated. While the noise will be noticeable and has the potential to annoy some surrounding residents, the effects have been assessed as acceptable given they are limited in frequency and duration.

In terms of crowd size, a concert event is similar to that of an international night-time sporting events held at Eden Park such as Rugby World Cup matches. Eden Park has well developed management plan measures

that mitigate the impacts of large crowds on surrounding residential streets and ensure that the stadium and surrounding locality is cleared as quickly as practicable and in a safe manner.

In comparison to other Major Recreation Facilities, Eden Park is one of the few venues that has specific limits on the number of permitted day-time and night-time primary activities. In many other regional facilities, a greater level of day and night time activity is provided with primary activities permitted between the hours of 8.00am and 10.30pm (except Christmas Day, Good Friday and Anzac Day) within a general noise limit of 55dB L_{Aeq}.

In addition, other regional facility venues have a limited number of concerts as a permitted activity with elevated noise limits that can be held on any day of the week generally with finish times of 10.30pm and 11.00pm. This is notwithstanding that other major recreation facilities are surrounded by residential properties with varying proximity. **Table 9** below contains the concert standards for other venues and public space.

Table 9 – Comparison of Concerts in other Venues

Facility	Number of concerts	Duration (hours)	Finishing time	Noise limit (dB L _{Aeq})
Western Springs Stadium	6	6	10.00pm/11.00pm	82
Mt Smart Stadium	6	6	10.30pm	75
North Harbour Stadium	6	4	11.30pm	82
Ellerslie Racecourse, ASB Showgrounds, Bruce Pullman Park, ECOlight Stadium	5	6	10.30pm	75
Temporary Activity Rule E40.6.4 – Auckland wide	15	6	11.00pm	75

The addition of six concert events at Eden Park brings the venue into greater alignment with other major recreation facilities and public places in terms of concert activity. However, overall the total number of events allowed during the day-time or night-time will remain lower at Eden Park than for other venues even with a grant of consent.

Overall, I consider that the cumulative effects of holding up to six concerts at Eden Park is acceptable given the limited number of events, short duration and proposed finishing times, in combination with the day-time and night-time standards for activity on the Number 1 Field, will not result in adverse cumulative effects.

7.6 SOCIAL EFFECTS

The potential social effects of holding concerts at Eden Park is addressed in the assessment undertaken by Dr Peter Phillips of Dialogue provided in **Attachment J**. The social assessment considers how concerts might change the established and accepted effects on lifestyle, culture, community, health and amenity of major sporting events held at Eden Park, and what would make concerts different from sporting events. The assessment relies on, but does not assess the transport and acoustic effects on amenity and the movement of patrons and residents, which are addressed by other specialists.

The assessment outlines that one of the values which informs the Auckland Plan 2050 is Auaha – creativity, innovation and recognises *“the value of arts, culture, sport and recreation to quality of life”* and that *“Creativity, culture and the arts make Auckland a vibrant and dynamic city”*. The assessment details that Auckland is a City of Music with the Auckland Music Strategy (2018) considers that *“A primary benefit of being a City of Music is the contribution a vibrant music economy offers to the quality of life that makes people want to live and work in Auckland....”*.

The report includes data that highlights the popularity of music concerts as a form of entertainment and the growth in recent year of the number of people attending music concerts in Auckland. The report considers concerts held at Eden Park *‘would help meet the increasing demand, enhance the quality and broaden the range of facilities in Auckland available to artists, promoters and music fans’*.

In considering the effects of concerts overseas examples are analysed and illustrate that concerts held at sports venues is not uncommon, with many stadia located in areas with significant residential development, including Croke Park in Dublin, Old Trafford in Manchester, Anfield in Liverpool and Suncorp Stadium in Brisbane. In the Auckland context, Western Springs and its surrounding residential catchment is examined. The observation in the report is that hosting concerts in these venues is common and, in part, possible as managing concert events is similar to sports in that the logistics on the day are similar (apart from pack-in and pack-out for concerts), and the sound is more continuous (although at more elevated levels). An analysis of the demography within a 1km radius of Eden Park identifies that the resident population has grown steadily since 2001, notwithstanding the redevelopment of the venue. The report also notes that the population within the TMP 5 area has a different population distribution to that of Auckland with people between the age of 20-39 years of age making up 50% of the population of the area compared to 28% is Auckland as a whole.

Opinion on concerts at Eden Park is assessed in the report using submissions on the proposed charity concert at Eden Park on Waitangi Day 2019 and a random sample social survey commissioned by the EPT. The report

concludes that both show the balance of opinion in favour of concerts at Eden Park even among those closest to the stadium.

The social effects of concerts have been assessed in terms of impacts on lifestyle, culture, community, health, and amenity/quality of life. Effects on amenity are focussed on the perceptions and expectations that people hold about amenity as the amenity attributes, particularly acoustic and traffic effects are separately assessed. In connection to these matters, the report makes the following observations:

- For social infrastructure, early childhood centres and schools could be affected both in terms of hearing music during a sound check and access if a concert coincides with a school day. The report notes that there are two schools and nine early childhood education centres within a 1km radius of Eden Park.
- Holding concerts at Eden Park has the potential to provide new opportunities for the way people behave and relate to family and friends creating new opportunities for interaction. Eden Park is also identified as having excellent facilities for people with disabilities compared with some other venues.
- In terms of effects on day-to-day living of people in the vicinity of the stadium, additional concert events would present an inconvenience for some but an added opportunity for others. The issues generating negative opinions are likely to include difficulties in getting children to sleep and access for visitors.
- Holding concerts at Eden Park is unlikely to have any impact on community cohesion as there are already differences of opinion about the relations with the venue among people living in the vicinity of Eden Park.
- There are positive effects at the personal level between music attendance and well-being.
- While there is some element of poor behaviour at large events, EPT has demonstrated the capacity to manage and minimise bad behaviour.

One of the key considerations assessed in the report is the behaviour of patrons before, during and after a concert event. The report observes that EPT has demonstrated the capability and capacity to manage the effects of audiences of up to 60,000 people and events lasting over ten hours from gates-open with very few complaints drawing on statistical data (including arrest, evictions and vehicle towing). From the analysis

of 77 events held at Eden Park, the report concludes that audiences are typically well-behaved and that there are very low levels of occurrence of incidents measured in terms of the rates of disorderly behaviour, arrests and ground evictions.

The report examines the distribution of effects between various interested and affected parties including neighbours, concert-goers, the wider community, mana whenua, businesses and organisations and summarises these in Table 14 on Page 57 of the report. Overall the effects for various affected and interested parties are considered to be positive for concert-goers, suppliers, performers and the wider community. For mana whenua and organisations (government and NGO's) the effects are considered to be neutral, although it is noted effects on mana whenua could be positive if cultural events are included. In relation to local neighbours, effects are assessed as *“neutral balancing the perceived inconvenience of patrons in their street and other nuisances with major events (excluding acoustic and traffic effects) against easy access to the Stadium and outreach activities of the Hood...”*

The conclusion drawn in the report is that the social effects of concerts at Eden Park (excluding noise and transport amenity attributes) are strongly positive at the individual and community level. Overall the assessment concludes *“that the modest differences in the logistics of concerts are unlikely to have any noticeable adverse impact on lifestyle on perceived amenity/quality of life, or on health; there are significant positive effects in terms of culture and community; and that therefore the balance of social effects of holding concerts at Eden Park is positive”*.

I agree that the social and cultural effects of holding concerts at Eden Park are positive and acceptable for the local and wider community.

7.7 CULTURAL EFFECTS

There are no specific sites or places of significance to mana whenua identified in the AUP either on the site or in the vicinity of the site and it is not anticipated that there will be any impact on cultural values or interest resulting from concert activity. There is the potential for positive cultural effects where events held at Eden Park include cultural performance elements.

7.8 LIGHTING

The Eden Park Precinct lighting standards make a distinction between general lighting (field floodlights) and special lighting events.

The lighting standards for playing field floodlights and other artificial lighting is contained in Standard I310.6.2 and includes the following pre-curfew and curfew times and pre-curfew luminous intensity levels:

Table I310.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

Table I310.6.2.3: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	7,500 cd
Special lighting events	70,000 cd

In addition clause (9) states that:

(9) Any artificial lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I310.6.2.3 Pre-curfew luminous intensity and 1,000 candelas for curfew times. This must be measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone or at the boundary of any residentially zoned site where a dwelling does not yet exist.

For the avoidance of doubt, the application includes the use the playing field floodlights after the pre-curfew time of 11pm (for a concert on Friday, Saturday or a day preceding a public holiday) for the safe movement of concert goers. Following the completion of the concert performance, the floodlights will be switched to egress mode and the floodlights will be turned off once the stadium clears. It is anticipated that it will take up to 30-45 minutes for a capacity crowd to egress the stadium. This results in the use of floodlighting (using egress mode) past the 11.00pm curfew in the Eden Park precinct standard I310.6.2 (4). In addition, lighting used for the six concert performances will exceed the 25 special lighting events permitted in a 12 month period in standard I310.6.3 (1).

A lighting assessment has been prepared by LDP and is provided in **Attachment L**. The report undertakes an assessment of the lighting necessary to stage a concert, including theatrical lighting directed towards the performance and audience and the use of the stadium floodlights for egress.

The nature of lighting required for concerts includes lighting forming part of the performance in addition to lighting directed towards the performance (in the form of spot-lights/directional lights) and to a lesser degree the audience. There is the potential for lighting to produce some temporary effects beyond the site, however these effects are assessed as being limited in duration and not persistent. Overall, it is expected that the majority of the lighting will be contained within the site and the effects will mostly be concealed from views beyond the site by the Stadium structures. Further, given the likely lighting equipment locations and predominant aiming directions, direct lighting effects experienced at any residential locations beyond the site are expected to be minimal.

Concert lighting and permanent outdoor lighting may also be used for set up testing, rehearsals and potentially to ease into the evening concert experience. Plotting and testing of lights will only occur on the day prior to the first performance and shall cease no later than 11.00pm with lighting spill minimised as much as possible.

The following conditions of consent are proposed for lighting:

- (a) The luminous intensity of artificial lighting for a concert performance (including floodlighting) shall not exceed 70,000cd measured or calculated at the windows of habitable rooms of lawfully established dwellings within a residential zone not owned by Eden Park Trust.
- (b) Prior to commencement of the first concert held at Eden Park, the consent holder shall submit to Council's Team Leader Compliance Monitoring a certificate from a registered lighting engineer to confirm that the lighting satisfies the requirements set out in Condition (X).
- (c) Within 10 working days following the completion of the first concert held at Eden Park, the consent holder shall provide confirmation from a suitably qualified lighting engineer that lighting satisfied the requirements of Condition (X) and submit this to Council's Team Leader Compliance Monitoring – Central.

Overall, and on balance considering the nature and duration of the event, I consider that subject to the lighting conditions proposed, lighting effects associated with a concert event are acceptable.

7.9 ECONOMIC AND POSITIVE EFFECTS

An assessment of the regional economic impacts of holding concerts at Eden Park has been prepared by Insight Economics and is provided in **Attachment K**.

The report assesses that the net regional economic impacts of proposed future concerts at Eden Park could result in annual increases of up to GDP of nearly \$25 million, employment for 535 people and household incomes of more than \$15 million.

In addition the report considers the likely wider economic benefits to include:

- *Public transport accessibility – Eden Park’s location provides relatively high levels of public transport accessibility which, in conjunction with the event-specific transport management plans, will help manage event-related traffic effects. Moreover, this accessibility is set to improve over time due to various initiatives, including the city rail link and the Council’s corridor priority programme.*
- *Proximity to the Kingsland shops, Dominion Road and the CBD – Eden Park is also close to several commercial areas (including the CBD) and, given that about half of concertgoers are likely to come from out of town, this will make it easy to move between the numerous commercial accommodation and hospitality options in those areas and the venue itself.*
- *Increased utilisation of the stadium - as noted earlier, Eden Park is entitled to hold only 25 nighttime sporting events per annum as a permitted activity. As a result, it is effectively idle for more than 90% of the year. By allowing concerts to be held there in future, the proposal will help to improve the utilisation rate – and hence sustainable use – of this valuable physical resource.*
- *Opportunities for local musicians – finally, future concerts at Eden Park will provide an invaluable opportunity for local artists to gain exposure by playing as support acts. In addition, those local artists will have an opportunity to forge connections with visiting acts, which may help to further boost their careers.*

Overall, the Economic Impact assessment considers that concerts at Eden Park are likely to generate significant, tangible economic impacts in the form of increased regional GDP, incomes in addition to wider economic benefits.

7.10 EFFECTS CONCLUSION

The above assessment of effects has considered all elements of holding a concert event at Eden Park, including pack-in and pack-out activities. These effects have been comprehensively assessed in the technical reports submitted in support of the application. Overall the adverse effects of the proposal are considered to be acceptable and can be mitigated through the implementation of the Operations Management Plan - Concerts and specific conditions relating to the parameters of the concert event and associated activities.

There are significant positive social, cultural and economic benefits resulting from hosting concert events at Eden Park.

8 STATUTORY ASSESSMENT

The following section analyses the relevant statutory provisions that apply to the application and the locality. The RMA sets out the statutory framework, within which resources are managed in New Zealand. The framework sets out a hierarchy of tests that must be passed in order for resources to be utilised, either on a temporary or permanent basis. Section 104 of the RMA sets out the matters for consideration when assessing a resource consent. Section 104(1) of the Resource Management Act 1911 (**RMA**) requires that when considering an application for a resource consent and any submissions received that the consent authority must, subject to Part 2, have regard to:

- a) Any actual and potential effects on the environment of allowing the activity;
- b) Any relevant provisions of;
 - i. A national environmental standard;
 - ii. Other regulations;
 - iii. A National Policy Statement;
 - iv. A New Zealand Coastal Policy Statement (**NZCPS**);
 - v. A regional policy statement (**AUP**);
 - vi. A plan or proposed plan (**AUP**); and
- c) Any other matter that the consent authority considers relevant and reasonably necessary to determine the application.

The NZCPS and HGMPA are not relevant to this application. An assessment of the AUP is considered below.

8.1 NATIONAL POLICY STATEMENT

The National Policy Statement on Urban Development Capacity 2016 (“the NPS”) came into effect on 1 December 2016. An update to this policy was notified for public submissions earlier this year in 2019. The NPS provides direction to decision-makers under the RMA on planning for urban environments. It recognises that national significance of well-functioning urban environments, with particular focus on ensuring that local authorities, through their planning, both:

- enable urban environments to grow and change in response to the changing needs of the communities, and future generations; and

- provide enough space for their populations to happily live and work. This can be both through allowing development to 'go up' by intensifying existing urban areas, and 'out' by releasing land in greenfield areas.

The NPS sets out objectives that apply to all decision-makers when making planning decisions that affect an urban environment. Those objectives are set out and discussed below.

Objective Group A – Outcomes for Planning Decisions

OA1: Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing

OA3: Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.

Objective Group C – Responsive Planning

OC1: Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long-term.

OC2: Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.

Objective Group D – Coordinated Planning Evidence and Decision-Making

OD2: Coordinated and aligned planning decisions within and across local authority boundaries.

Outcomes for Planning Decisions

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- a) *Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;*
- b) *Promoting the efficient use of urban land and development infrastructure and other infrastructure; and*
- c) *Limiting as much as possible adverse impacts on the competitive operation of land and development markets.*

The NPS recognises that urban environments are characterised by the closeness of people and places, and the connections between them to enable people to live, work and play in close proximity, giving access to amenity, services and activities that people value. The NPS states that urban planning should enable people and communities to provide for their social, economic, cultural and environmental wellbeing through development, while managing its effects.

The NPS directs local authorities to provide for the wellbeing of current generations, and also provide for the wellbeing of the generations to come. The overarching theme running through this NPS is that planning decisions must actively enable development in urban environments, and do that in a way that maximises wellbeing now and in the future.

The Major Recreation Facility zone and Eden Park Precinct provide for the use, development and re-development of Eden Park as a multi-purpose stadium. This includes the use of Eden Park for organised sports and recreation, informal recreation, day-time non-sporting events and compatible activities including concerts. Regional facilities, including Eden Park are limited resources that contribute significantly to Auckland's social, cultural and economic well-being, and their efficient use and development is of resource management importance to the region. As a result it is clear that the site has been identified to provide for the social, cultural and economic wellbeing through the use and development of the facility. This outcome is considered to be consistent with Objective A – D of the NPS.

Overall, enabling concerts at Eden Park is considered to be consistent with the NPS on Urban Development and it is considered to be more appropriate to enable the efficient use of an existing regional facility in the manner proposed as opposed to preventing given the limited number of events the mitigation measures proposed to manage the external impacts of the activity on surrounding properties.

8.2 AUCKLAND REGIONAL POLICY STATEMENT

The Auckland Unitary Plan: Regional Policy Statement identifies nine issues of regional significance for resource management in Auckland. Of most relevance to this application are the objectives and policies in Issue 1 Urban growth and form, which includes the provision, use and development of open space and recreation facilities and social infrastructure.

8.2.1 B2: Urban Growth and Form

This issue relates to enabling quality urban growth and addresses managing growth in a way that optimises the efficient use of the existing urban area, and supports integrated land use, infrastructure and development.

The main issue of regional significance identified in the chapter is that Auckland's growing population increases demand for housing, employment, business, infrastructure, social facilities and services. The RPS outlines that growth needs to be provided for in a way that enhances the quality of life for individuals and communities; supports integrated planning of land use, infrastructure and development; optimises the efficient use of the existing urban area; encourages the efficient use of existing social facilities and provides for new social facilities; enables provision and use of infrastructure in a way that is efficient, effective and timely; and maintains and enhances the quality of the built and natural environment.

The objectives and policies for urban growth and form seek that a quality compact urban form enables a higher-quality urban environment, greater productivity and economic growth, better use of existing infrastructure and efficient provision of new infrastructure, improved and more effective public transport, greater social and cultural diversity, and reduced adverse environmental effects.

A quality built-environment is described as one which enhances the opportunities for people's well-being by ensuring that new buildings respond to the existing built and natural environment in ways that promote the plan's objectives and maintain and enhance the amenity values of an area.

The RPS identifies that with growth, new open spaces and social facilities will be required and the existing open space and social facilities will need to be expanded and upgraded to meet the needs of new residents and the increased level of use. Social facilities include public and private facilities which provide for services such as education, health, justice, corrections, community and cultural facilities. The RPS recognises that social facilities contribute to the economy of Auckland and that they are particularly important for a growing city, as increasing numbers of people rely on these facilities to meet their needs and provide for their social, economic and cultural wellbeing.

The open space and recreation facilities objectives and policies are set out in B2.7.1 and B2.7.2 respectively. The objectives and policies relevant to this application are set out below.

B2.7.1. Objectives

- 1. Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.*
- 3. Reverse sensitivity effects between open spaces and recreation facilities and neighbouring land uses are avoided, remedied or mitigated.*

B2.7.2. Policies

- 1. Enable the development and use of a wide range of open spaces and recreation facilities to provide a variety of activities, experiences and functions.*
- 3. Provide a range of open spaces and recreation facilities in locations that are accessible to people and communities.*
- 5. Enable the development and use of existing and new major recreation facilities.*
- 6. Encourage major recreation facilities in locations that are convenient and accessible to people and communities by a range of transportation modes.*
- 8. Avoid, remedy or mitigate significant adverse effects from the use of open spaces and recreational facilities on nearby residents and communities.*

The objectives seek to provide for the recreational needs of people and communities through the provision of a range of recreation facilities while avoiding reverse sensitivity effects. The associated policies seek to enable the development of and use of a wide range of recreational facilities to provide a variety of activities, experiences and functions in locations that are accessible to people and communities. The policies also seek to enable the development and use of existing major recreation facilities in a manner that avoids, remedies or mitigates significant adverse effects from the use of these facilities on nearby residents and communities.

The social facilities objectives and policies are set out in B2.8.1 and B2.8.2 respectively. The objectives and policies relevant to this application are set out below.

B2.8.1. Objectives

- 1. Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety.*
- 2. Social facilities located where they are accessible by an appropriate range of transport modes.*

3. *Reverse sensitivity effects between social facilities and neighbouring land uses are avoided, remedied or mitigated.*

B2.8.2. Policies

1. *Enable social facilities that are accessible to people of all ages and abilities to establish in appropriate locations as follows:*

(c) large-scale social facilities are located where the transport network (including public transport and walking and cycling routes) has sufficient existing or proposed capacity.

2. *Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.*

3. *Enable intensive use and development of existing and new social facility sites.*

5. *Enable the efficient and flexible use of social facilities by providing on the same site for:*

(a) activities accessory to the primary function of the site; and

(b) in appropriate locations, co-location of complementary residential and commercial activities.

6. *Manage the transport effects of high trip-generating social facilities in an integrated manner.*

The objectives and policies seek to provide for a range of social facilities necessary to meet the diverse needs of people in Auckland to enable them to provide for their social, economic and cultural well-being and their health and safety. They also seek to enable intensive use and development of existing social facilities accessible by a range of transport modes.

The RPS recognises the role and importance of recreation and social facilities to meet the needs of Auckland's growing population. The provision and ability of facilities to expand and adapt over time is required as increasing numbers of people rely on them to meet the needs of and enhance their social, economic and cultural well-being. The provision, use and development of recreation and social facilities is particularly important to service the different demographic needs of Auckland's growing and culturally diverse population.

Eden Park is the largest stadium in Auckland (and New Zealand) and while it has traditionally be used to primarily host sporting events (rugby, cricket, rugby league and football), it has increasingly become more

of a multi-use venue over recent years as the number of cultural and community events held at the stadium increases. An increase in the diversity of activities able to be held at Eden Park enables the venue operator to be more adaptive and responsive to the changing recreational and cultural preferences of the general public, providing greater variety of activity and experience.

The ability to host concerts at Eden Park will further add to the range and diversity of activities to a broader section of the community. The Social Assessment completed to support the application identifies the importance of art and culture to a vibrant and dynamic city and the social benefits of music which would be fostered by concerts at Eden Park. The assessment notes the popularity and growth of music concerts in Auckland. Concerts at Eden Park would help to meet this increasing demand and enhance and broaden the range of facilities in Auckland available to artists, promoters and music fans. The stadium has the existing infrastructure and facilities required to stage large music events making more efficient use of an existing, significant physical resource and is consistent with B2.7.2.5.

Eden Park is centrally located, close to the city centre and existing rail, bus and pedestrian networks and is consistent with policy B2.7.2.3.

While the RPS recognises the importance of recreation and social facilities to the broader community, it also seeks to ensure that they are appropriately located and avoid, remedy and mitigate significant adverse effects from the use of such facilities on nearby residents and communities. The manner in which this is achieved is through the specific zone and precinct provisions relating to Major Recreation Facilities and Eden Park. The assessment undertaken in **Section 7** demonstrates that concerts are able to be held at Eden Park with appropriate mitigation measures to avoid significant adverse effects on the surrounding residential neighbourhood and is consistent with Objective B2.7.2.8.

Overall, the proposal is in accordance with those high-level policy matters set out in the AUP RPS.

8.3 AUP OBJECTIVES AND POLICIES

The following is an assessment of the relevant objectives and policies of the AUP. This includes the objectives and policies of E27 Transport, H26 Special Purpose Major Recreation Facilities and I310 Eden Park Precinct.

8.3.1 Chapter E27 Transport

The objectives and policies of the AUP for transport are relevant to this application.

E27.2. Objectives

1. *Land use and all modes of transport are integrated in a manner that enables:

(a) the benefits of an integrated transport network to be realised; and

(b) the adverse effects of traffic generation on the transport network to be managed.*
4. *The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone.*
5. *Pedestrian safety and amenity along public footpaths is prioritised.*

E27.3. Policies

1. *Require subdivision, use and development which:

(a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network;

to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.*
15. *Require access to loading facilities to support activities and minimise disruption on the adjacent transport network.*

The purpose of the transport objectives and policies in the AUP is to manage the effects or impacts on the operation of the transport network. Eden Park is located close to existing rail, bus and pedestrian networks making it accessible to a range of transport modes. Information based on the type of travel of patrons to existing events at Eden Park demonstrates that over 50% of those attending an event use public transport to access the venue.

Eden Park operates a suite of traffic management plans for all events with a crowd capacity over 2,000 people at night and 5,000 people during the day. The traffic management response is designed to ensure that traffic flow and pedestrian safety is maintained while minimising the impact that traffic management associated with large scale events has on surrounding land uses. Traffic management measures are

continually reviewed and adapted in consultation with the local community, Auckland Transport, transport operators and other stakeholders.

Onsite parking is limited during large scale events, utilises existing vehicle access points and operates within the parameters of the traffic management plan implemented for the event.

In terms of servicing and loading, the likely transport effects on the day of the concert event are assessed as being no worse than any other sporting or recreational event. The proposed methodology for the set-up and pack down of the concert stage and infrastructure has been designed to ensure that impacts on the surrounding road network are minimised. The intensity of truck movement, even for large concert productions can be safely accommodated on site and on the adjoining road network.

It is considered that the proposal is consistent with the objectives and policies of Chapter E27 of the AUP.

8.3.2 Chapter H26 Special Purpose – Major Recreation Facility Zone

The objectives and policies of the AUP for the Special Purpose - Major Recreation Facility zone and Eden Park Precinct are relevant to this application.

The purpose of the Major Recreation Facility zone is to appropriately manage facilities within the Auckland region capable of hosting large-scale sports, leisure, entertainment, art, recreation, or event and cultural activities. Major recreation facilities are large, multi-functional sites with the ability to accommodate over 10,000 visitors. These facilities are limited resources that contribute significantly to Auckland's social and economic well-being, and their efficient use is of resource management importance to the region. Eden Park is identified as a major recreation facility.

Major recreation facilities include sports arenas, showgrounds, events centres, racecourses, motor-racing tracks, the Auckland Zoo, and Museum of Transport and Technology (MOTAT). In many cases these sites contain extensive and highly visible buildings, substantial parking areas and significant areas of open space. Some are the home base for organisations such as sporting franchises, regional and national sporting organisations, heritage organisations and conservation organisations. Others are the base for high-performance athletes and their support facilities and services. There are currently 20 facilities within the Special Purpose - Major Recreation Facility Zone. Each facility is also contained within a precinct. The zone contains general objectives and policies which guide the operation and development of current and future sites. The precinct provisions contain additional objectives, policies, activities, standards and assessment matters which are specific for each existing facility

The relevant objectives and policies for the Major Recreation Facilities zone are detailed below.

H26.2 Objectives

- 1. Major recreation facilities are protected and enabled to provide for the social and economic well-being of people and communities.*
- 2. Adverse effects generated by the operation, development, redevelopment and intensification of major recreation facilities are avoided, remedied or mitigated as far as is practical.*
- 3. Major recreation facilities are protected from the reverse sensitivity effects of adjacent activities.*

H26.3 Policies

- 1. Enable the safe and efficient operation of the primary activities within each precinct.*
- 2. Provide for a range of appropriate accessory and compatible activities within the precincts.*
- 3. Discourage activities that may give rise to adverse effects on*

(b) the safe and efficient operation of the transport network.
- 4. Avoid, remedy or mitigate the adverse effects of major recreation facilities on adjacent development.*
- 6. Recognise the potential for major recreation facilities to give rise to reverse sensitivity effects and require new activities that are likely to be sensitive to these effects generated within the precinct to manage the risk of generating reverse sensitivity effects.*

The purpose of this application is to enable concert activities at Eden Park, which are listed within the Eden Park Precinct as a compatible activity and in doing so make more efficient use of an existing Major Recreation Facility to provide for the social and economic well-being of people and communities in the Auckland region, giving effect to Objective H26.2.1 and Policy H26.3.2. Facilities of the size and scale of Eden Park are a limited resource and making more efficient use of this facility accords with the purpose of the zone.

Other Major Recreation Facilities have a limited number of concerts provided as a permitted activity with operating parameters and noise limits similar to those being proposed for Eden Park as part of this application. This includes Ellerslie Racecourse, ASB Showgrounds, Bruce Pullman Park and ECOLight Stadium which are located within residential and mixed use environments but arguably have less suitable facilities

and infrastructure to hold concert events. The provision of concert events at Eden Park provides an additional venue in Auckland to host concert events and further aligns Eden Park with other Major Recreation Facility venues.

The objectives and policies in the Major Recreation Facility zone also address the impacts of the operations of such facilities on adjacent development. In this context, the objectives and policies specifically recognise that the adverse effects generated by the operation, development, redevelopment and intensification of major recreation facilities may not be able to be fully internalised and seeks that are avoided, remedied or mitigated as far as is practical.

The foregoing Assessment of Effects in Section 7 above concludes that the adverse effects of concert activities can be remedied and mitigated as far as practical through the implementation of the Concert Operations Management Plan which includes event, community consultation and communication and traffic management plans. These are based on those successfully implement for other large scale events held at Eden Park including the Rugby and Cricket World Cups. Specific measures are proposed to manage the external impacts of pack-in and pack-out, principally the movement of trucks to and from the stadium. While concert activities will result in noise effects that are noticeable and may annoy some surrounding residents, they are limited in duration and frequency and accord with those of other major recreation facility venues with surrounding residential land use. This approach is consistent with Objective H26.2.2 and Policies H26.3.3 and H26.3.4.

The objectives and policies also address reverse sensitivity effects and recognise the potential for major recreation facilities to give rise to such effects. Eden Park has always been exposed to reverse sensitivity effects given the surrounding residential land use. EPT has sought to manage these effects through the procedures and protocols contained in the community consultation and communications plan implemented for events and through the Community Liaison Group and The Hood. These measures are designed to ensure that the surrounding residential neighbourhood is aware of upcoming activity and events at the venue, can make plans in advance of events, and are aware of the measures to be put in place to manage events, including the movement of patrons to and from the venue. Formal channels of communication have been established to provide information, deal with complaints and provide regular contact with the community to provide a two-way communication channel so that resident's concerns and input forms part of the adaptive management plan methods employed at Eden Park and in so doing reduce the likelihood of complaints. This is consistent with Objective H26.2.3 and Policy H26.3.6.

Chapter I303 Eden Park Precinct

The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. The Precinct description states that *“Eden Park was established as the home of Auckland Cricket in 1910, with Auckland Rugby joining in 1925. Eden Park is a multi-purpose stadium and is one of New Zealand’s premier sports facilities”*.

The precinct provides for organised sport and recreation, informal recreation and day-time non-sporting events as primary activities. Concerts are provided as a compatible activity, with up to 6 concerts in a 12 month period as a discretionary activity. The objectives and policies for the Precinct are detailed below.

I310.2. Objectives

1. *Eden Park is protected as a regionally, nationally and internationally important venue for all of the following primary activities:*
 - (a) *organised sports and recreation;*
 - (b) *informal recreation; and*
 - (c) *day time non-sporting events.*
2. *A range of activities compatible with, or accessory to, the primary activities are enabled.*
3. *The adverse effects of the operation of Eden Park 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.*

I310.3. Policies

1. *Enable the safe and efficient operation of Eden Park for its primary activities.*
2. *Protect the primary activities of Eden Park 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 Eden Park, having regard to the amenity of surrounding properties.*
5. *Recognise that Eden Park'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.*

Eden Park is recognised as one of Auckland's premier recreational facilities and the AUP recognises Eden Park as a multi-purpose stadium. The objectives and policies seek to protect Eden Park as a regionally, nationally and internationally important venue for organised sport and recreation, informal recreation and day-time non-sporting event and enable its safe and efficient operation. In addition the objectives seek to provide for a range of activities compatible with, or accessory to the Precinct's primary activities.

The Precinct provides for concerts as a compatible activity including up to 6 concerts in a 12 month period as a discretionary activity. The ability to host concerts at Eden Park is not intended to displace the use of the stadium for its primary purpose; organised sport and recreation, informal recreation and day-time non sporting events. Rather, it is proposed that concert activity will be part of and compatible with the other primary events undertaken and provide for a wider range of activities at the venue. The calendar of events for sport and recreation activities held at the stadium is variable and dependant on factors such as domestic competition schedules, international tours and number of matches played in Auckland and world cup tournaments. Given the lead-time for the booking and confirmation of both concert and sporting events, the annual calendar of events is able to be managed so that primary activities are not displaced from the venue. The ability to host concerts will provide the opportunity and flexibility for activities other than organised sport and recreation to take place at Eden Park, making further utilisation of a facility in a manner that provides for the social, economic and cultural well-being of the wider community. Beyond the proposal for concerts, Eden Park will continue to operate in accordance with its intended purpose of a major sport and recreation facility, continuing to meet the objectives and policies of the Precinct. The proposal is consistent with Objectives I310.2.1 and I310.2.2 and Policies I310.3.1 and I310.3.3(b).

Given the size, scale and intensity of activities held at Eden Park, the impacts of the operation of the venue is not able to be fully internalised within the site. This is common among other Major Recreation Facilities and indeed community facilities and significant infrastructure. The objective and policy framework of the Major Recreation Precincts recognise and provide for this.

The objectives for Eden Park recognise that, by virtue of its nature, scale and intensity, it is not able to fully internalise the adverse effects of its primary operations and seeks that adverse effects are avoided, remedied or mitigated as far as is practicable. Overall the policies seek to manage the adverse effects of Eden Park having regard to the amenity of surrounding properties. For primary activities, the approach in the policies is that adverse effects may need to be further mitigated by limiting or controlling their scheduling, duration and frequency. For compatible activities the policy approach is for compatible activities to avoid, remedy or mitigate adverse effects and ensure that they are of a character and scale which will not displace the primary activities.

The Eden Park Precinct contains standards for the use of the site as a venue for day time and night time events. The standards include noise and lighting controls, traffic management requirements and controls on scheduling, frequency and duration of day-time and night-time activities. In addition, night-time activity is required to be undertaken in accordance with prescribed event and community consultation and communication plans to manage the amenity effects of activities beyond the site.

The primary difference between concert events as opposed to other primary activities is the level of noise generated. The application proposes that noise generated by concert activity must not exceed 75 dB LAeq within the boundary of any residentially zoned site. This is consistent with the approach taken for concert activity at other venues around the country and other Major Recreation Facility venues in Auckland. Notwithstanding that the proposed noise levels are higher than those provided for permitted activities and will no doubt annoy some people who reside or operate from sites around Eden Park, the frequency of events and duration of activity is limited with controls proposed on the finishing time of events.

In terms of frequency of events, the proposal seeks consent for a limited number of concerts, (up to six in a 12 month period as provided in the Precinct provisions). Limitations are also proposed for the timing and duration of concerts to mitigate the off-site effects on the transport network and the amenity of surrounding properties. Specifically, the duration of the event is limited to a total duration of four hours during weekdays and 6 hours during weekends. Finishing times are capped at 11pm Friday, Saturday and any day preceding a public holiday including Sundays and 10:30pm any other day.

The external impacts of pack-in and pack-out, principally truck movements to and from the site is also proposed to be mitigated by restricting heavy vehicle access to and from Sandringham Road only (either via Gate Q or the Bus Hub) ensuring trucks circulate within the site and do not use either Walters Road or Reimers Avenue.

The primary method to manage the off-site effects on the amenity of surrounding properties is through the traffic management, event management and community consultation and communication plans. The application includes a Operations Management Plan - Concerts including methods to address all of these matters. The implementation of the procedures and processes in the OMPC will adequately avoid, remedy or mitigate the impact that concert events may have on surrounding residential and business properties.

Eden Park's event management delivery processes and procedures were developed in the lead up to the completion of the redevelopment of Eden Park in readiness for the opening event and Rugby World Cup. The systems were designed to take consideration of event delivery processes in the stadium and mitigation strategies aimed at minimising the impact activities undertaken at the park would have on the residential amenity. Safety within the stadium and the welfare of the public in general is also an important consideration to deliver successful event. Over the period between Rugby World Cup and present day, event delivery processes and procedures have evolved as a consequence of consultation between residents (including the Community Liaison Group), Police, District Licensing Authority, Auckland Transport, Auckland Council, Auckland Tourism Events and Economic Development and general public feedback.

The operational measures associated with the arrival and departure of spectators is the same for day time and night time events at Eden Park of a similar size and scale. Over the past decade, Eden Park has held small and large scale events and managed crowd effects regardless of the crowd size or finish times of the event. This is in large part to the experience and learning Eden Park has gained from hosting large events, coupled with planning undertaken prior to the event and operational management on event day. The implementation of EPT's crowd management processes around the stadium ensure that the crowd moves quickly into (and away from) Eden Park, thus limiting the impact on the surrounding residential neighbourhood and the local road network.

EPT operates a zero tolerance of bad behaviour and proactively controls behaviour in the stadium. Eden Park's event management systems and procedures have been well tested and are continuously refined to improve the outcomes for patrons and neighbours. The systems are comprehensive in terms of addressing the effects of Eden Park operations and are integrated in terms of coordinating the many stakeholders involved in the events held at the Park.

A Community Consultation and Communication Plan will be implemented to ensure that nearby residents and businesses are aware of the event and the associated measures to be put in place to manage the event, including the movement of patrons to and from the stadium each day.

The implementation of these adaptive management measures will ensure that effects associated with traffic and transport and the arrival and departure of people to the stadium are managed in the same way and consistent with those for permitted sport and recreation activities that commonly occur at the site.

While there will be some short-term effects associated with concert activity, the mitigation measures proposed in terms of the operation of concerts together with the event management, traffic management and community engagement plans, will assist in ensuring that any effects on the amenity of the surrounding area will be mitigated to the greatest extent practicable. Therefore, it is considered that the proposal is consistent with Objective I310.2.3 and Policies I310.3.3(a) and I310.3.4.

Overall, the proposal is a compatible use of the site and concerts can be held at the venue without displacing other primary activities. The adverse effects of concert activities are able to be managed and mitigated to the greatest extent practicable by limiting their frequency, timing and duration and implementing appropriate traffic, event and community consultation and communications management plans. It is considered that the proposal is consistent with the objectives and policies of the Eden Park Precinct.

8.4 SECTION 104B DISCRETIONARY ACTIVITIES

The proposal requires a discretionary activity resource consent. Section 104B of the RMA sets out the matters relating to the determination of applications for a discretionary activity. After considering a resource consent for a discretionary activity (in terms of matters for consideration in Section 104), a consent authority may, grant or refuse the application; and if it grants the application, may impose conditions under section 108 of the RMA.

The application includes a detailed analysis of the assessment of effects of the proposal and it is concluded that there are a number of positive effects associated with the proposal and any adverse effects are acceptable and able to be mitigated or remedied through conditions of consent.

In terms of the relevant provisions of the statutory documents and other matters the above analysis concludes that the proposal will be consistent with the relevant objectives and policies.

It is considered that the proposal can be granted consent in accordance with section 104B.

8.5 CONDITIONS (SECTION 108)

As set out in Section 5 above, the application includes a set of draft conditions of consent contained in **Attachment G**. It is considered that the proposed conditions will appropriately avoid, remedy or mitigate and adverse effects as a result of the proposal in accordance with Section 108 of the RMA.

8.6 OTHER MATTERS (SECTION 104(1)(c))

8.6.1 *Auckland Plan 2050*

The Auckland Plan 2050, updated in 2018, is produced by the Auckland Council under the requirements of sections 79 and 80 of the Local Government (Auckland Council) Act 2009. It is a 'spatial plan' that provides a 30-year strategy for the development of Auckland and its communities that integrates social, economic, environmental and cultural objectives. The Auckland Plan contains six outcomes, a Development Strategy detailing how Auckland will grow and change over the next 30 years, 20 Direction to achieve the Outcomes and 37 Focus areas. The six outcomes include:

- Belonging and Participation
- Maori Identity and Wellbeing
- Homes and Places
- Transport and Access
- Environment and Cultural Heritage
- Opportunity and Prosperity

One of the values which informs the Auckland Plan 2050 is Auaha – creativity, innovation and recognises “the value of arts, culture, sport and recreation to quality of life” and that “Creativity, culture and the arts make Auckland a vibrant and dynamic city”.

Under the Outcome for Opportunity and Prosperity, Focus Area 7 includes the recognition of the values of arts, culture, sports and recreation to the quality of life, including going to events. The Plan identifies that many Aucklanders already enjoy a lifestyle where they engage in a wide range of activities that contribute to their quality of life. It identifies that the ability to take part in sport and recreation, and arts and cultural activities is particularly important as it supports wellbeing.

The Plan also identifies the importance of providing opportunities for all Aucklanders to access, participate in and experience arts and that creativity, culture and arts makes Auckland a vibrant and dynamic city. The

aspiration of the Plan is for the provision of a range of arts, culture and heritage experiences that all Aucklanders can enjoy.

The proposal is supportive of the Auckland Plan vision and outcomes for arts, culture and a vibrant city. The ability to host concerts at Eden Park will enable people in the region to enjoy music at a stadium with the facilities and infrastructure required to successfully hold these types of events. Concerts at Eden Park broadens the range of facilities in Auckland available to artists and promoters in a location accessible by public transport, close to food and hospitality areas and the city centre.

8.7 PART 2 MATTERS

The Court of Appeal has recently confirmed (in the R J Davidson Family Trust v Marlborough District Council decision) that when undertaking the section 104 evaluation the Council “must have regard to the provisions of Part 2 when it is appropriate to do so”. In this situation, given that the AUP has only recently been made operative (so it contains provisions prepared having regard to Part 2 and a coherent set of policies to achieve clear environmental outcomes) it is not considered necessary to undertake an assessment of the proposal against Part 2.

For completeness however this report provides a brief assessment which concludes that the application satisfies Part 2 of the RMA.

The purpose of the RMA is to promote the sustainable management of natural and physical resources. As stated in section 5 of the Act, this means:

5(2) In this Act, sustainable management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Whether the purpose of the RMA is being achieved consideration of the matters set out in sections 6, 7 and 8 of the Act.

Section 6 sets out matters of national importance relative to the natural character of the coastal environment, protection of outstanding natural features, protection of areas of significant public access

along coastal marine areas, lakes and rivers, the relationship of Māori and their culture and traditions, protection of historic heritage and customary activities and management of significant risks from natural hazards.

Notably, there are no identified outstanding natural character, landscape or feature elements affected by the proposal and the proposal is not located near the coast, lakes or rivers. In terms of the relationship of Maori and their culture and traditions the site is not identified as a site of value or significance to mana whenua.

Section 7 requires particular regard be had to 'other matters'. Of relevance to this application are:

- (b) the efficient use and development of natural and physical resources;
- (c) the maintenance and enhancement of amenity values;
- (f) the maintenance and enhancement of the quality of the environment; and
- (g) any finite characteristics of natural and physical resources.

Matters relating to any potential adverse effects on the environment and proposed mitigation are addressed in this report and associated technical reports. While the proposal does result in short term effects, these are limited in frequency and duration and minimised as far as is practicable. A comprehensive suite of management plans is proposed, including community consultation and communications and event plans to mitigate the adverse effects of crowd noise and behaviour. The mitigations contained in the management plan are proposed based on those successfully used to deliver large scale events such as the Rugby World Cup and Cricket World Cup games, NRL Nines and International rugby and cricket tests. The effects of concert activity on surrounding residential amenity is able to be adequately avoided, remedied or mitigated through the implementation of the adaptive management measures.

The proposal provides for the social, cultural and economic wellbeing of the community providing the enjoyment of music events for many people including those who live nearby the stadium. The events will increase the cultural diversity of events held at Eden Park and bring people together. The proposal makes further utilisation of the stadium, a finite resource and represents the efficient use and development of an existing physical resource.

Section 8 requires the principles of the Treaty of Waitangi be taken into account. The application accords with the principles of the Treaty of Waitangi.

Overall, the proposal satisfies the sustainable management of natural and physical resources purpose and principles of the Act. The proposal represents an appropriate use of a Major Recreation Facility and will be carried out in a manner that meets the principles of Part 2.

9 CONCLUSION

This application sets out the relevant assessment required for resource consent applications under the RMA. The plans and technical assessments submitted with the application have been provided in support of the application and in relation to the relevant criteria.

In terms of the RMA, all appropriate matters in section 104 are considered to have been addressed including the:

- Actual and potential effects;
- The relevant provisions of any plan of proposed plan; and
- Any other matters

It is concluded that the proposal satisfies these matters and is in accordance with the relevant provisions of the statutory documents. Therefore, in accordance with section 104B, I support the grant of consent to this application for a discretionary activity.

Mark Vinall
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Tattico Limited

Attachment A: Certificates of Title

Attachment B: Resource Consent Approvals

Attachment C: Operations Management Plan – Concerts

Attachment D: Stage Configurations

Attachment E: Concert Event Schedule

Attachment F: Transport Assessment

Attachment G: Proposed Conditions of Consent

Attachment H: Assessment of Noise Effects

Attachment I: Historic Schedule of Events

Attachment J: Social Assessment

Attachment K: Regional Economic Impacts Assessment

Attachment L: Lighting Assessment