

STADZ - Stadium Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S5: Fences and walls	Susan Dallas	25.38	Oppose	The submitter opposes fence and wall standards.	Delete Fences and Walls activity standards in their entirety from the District Plan.(Inferred relief requested)	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S5: Fences and walls	Natasha Duncan-Sutherland	31.35	Oppose	Considers that a limit on fence heights to 1.2 metres will place children at risk of dog attacks. The submitter seeks no restriction on fence heights with the exception that a new rule is introduced that requires front fence heights of at least 6 feet where a large-breed dog is owned.	Delete any restriction on fence heights and introduce a new rule requiring a front fence of at least 6 feet on properties where a large-breed dog is owned.	Open Submission
STADZ - Stadium Zone /Introduction	Cameron Drury	170.3	Amend	Improve clarity in relation to enabling events within the zone.	Insert paragraph advising the Temporary Activity rules and standards (TEMP) apply over the area-specific Stadium Zone (STADZ) rules and standards.	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R4: Entertainment activities	Cameron Drury	170.4	Amend	Considers that to avoid contradiction it is necessary to amend 1(b) or 1(c) so that 1(b) does not contradict 1(c) i.e. the noise limits in STADZ-S6 supersede the noise limits in NOISE-R1.	Amend STADZ-R4 1(b) or 1(c) so that 1(b) does not contradict 1(c) i.e. the noise limits in STADZ-S6 supersede the noise limits in NOISE-R1.	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table / STADZ-S6: Noise events	Cameron Drury	170.5	Amend	Considers the need to better enable the use of McLean Park facilities to host community events.	Include Fridays within the 6 hour duration allowance. Extend the durations in both allowances to 11.00pm.	Open Submission
STADZ - Stadium Zone /Introduction	Fleur Lincoln Napier City Council	196.25	Amend	Communicate in the introduction to the zone that the Reserve Management Plan is also relevant to assessing activities and development in the zone.	Insert: "Activities and uses on publicly owned land must obtain permission (such as a lease or a licence) from the Council as the administering authority, and are assessed as required by the Reserves Act 1977 and any relevant reserves management plan. This is in addition to any requirements under the District Plan and the RMA. In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area."	Open Submission
STADZ - Stadium Zone /Assessment criteria	Fleur Lincoln Napier City Council	196.29	Amend	The current assessment criteria in the open space zones refer only to "any values identified in an approved Resource Management Plan". In addition to values, Reserve Management Plans (and plans under the Conservation Act) may refer to activities, structures and other methods. These plans are a relevant consideration under s104 for decision making on resource consents and will assist in ensuring an integrated approach to planning. Therefore the criteria should require wider regard be given to these other plans".	Add a new assessment criteria: <u>Whether the proposal is consistent with the outcomes sought in any relevant adopted reserve management plan, conservation management strategy or conservation management plan.</u>	Open Submission
STADZ - Stadium Zone	Amelia Longley	222.17	Amend	Whilst overall Council Parks and Reserves Management Team supports the provision of a Stadium Zone for McLean Park and its broad direction to manage effects on the environment as set out in the objectives and policy framework, there are challenges with interpreting the rule framework including definitions of activities (or lack of them), rules and standards, and how provisions relate to other chapters, in particular the 'Temporary Activities' and 'Noise' chapters. The rules and standards as currently written could result in unintended outcomes for McLean Park. The submission points on this Chapter provide examples of some of these issues, but there may be others or additional consequential amendments required as part of to clarify how these provisions work.	Amend provisions of STADZ zone to ensure integration with Noise and Temporary Activity chapter provisions and clarify activities intended for this zone.Redraft the rules standards and assessment criteria to integrate with the Temporary Activities and Noise chapters of the PDP. Clarify activities intended for this zone, and ensure corresponding activity definitions are provided to give clear guidance to managers of McLean Park and adjacent residential neighbours as to acceptable levels of effect including the frequency and impacts of temporary events.	Open Submission

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STADZ - Stadium Zone	Amelia Longley	222.101	Amend	<p>Generally support the introduction and objective and policy framework with minor amendments.</p> <p>Delete reference to other related chapters from Introduction and move to rule section to provide clearer direction to Plan users.</p>	<p>Amend as follows: STADZ - Stadium Zone Introduction The purpose of the Stadium Zone is to provide for the operation and development of large-scale multi-use sport, recreation, and community facilities, buildings, and structures, with capacity to host local, regional, national, and international events providing entertainment to residents and visitors. In Napier City, the Stadium Zone applies to McLean Park.</p> <p>McLean Park comprises an international standard outdoor turf sportsground, stands, and associated lighting. The park's main uses have traditionally been rugby and cricket at international and provincial levels. Other events held on the park have included pipe band contests, displays, and marching competitions. A multi-function indoor stadium — Centennial Event Centre — complements the outdoor facility.</p> <p>The park is named in memory of Donald McLean who, as Native Minister and Government Land Commissioner, purchased a large block of land from local Maori in the early days of European settlement in this area.</p> <p>In 1905, a trust was formed to establish a memorial to Sir Donald McLean and to that end ten acres was purchased for recreational purposes - the future McLean Park. In its early years, the Highland Society was very strong and the park was mainly used for Highland</p>	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table	Amelia Longley	222.102	Amend	<p>Amendment sought to clarify that any applicant must also refer to Reserves Act legislation and the relevant Reserves Management Plan. This is particularly important for new activities establishing on Council parks. It also clarifies that provisions in other district wide sections of the District Plan may also be relevant.</p>	<p>Amend as follows <u>Note1: In addition to these provisions of the District Plan, the provisions of the Reserves Act 1977 and associated Reserve Management Plan also apply.</u> <u>Note 2: It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide Matters / General District-Wide Matters may also apply:</u></p> <ul style="list-style-type: none"> · NU – Network Utilities · TPT- Transport · EW – Earthworks · LIGHT – Light · NOISE - Noise · SIGN – Signs <p>TEMP – Temporary Activities</p>	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R1: Additions, alterations, maintenance, and repair to existing buildings	Amelia Longley	222.103	Amend	<p>The term 'addition' can be clarified by a reference to the Gross Floor Area, which is defined in the Interpretation section of the Plan. However the term 'alteration' is not defined in the PDP, and the terms 'maintenance' and 'repair' are only used in reference to heritage items / network utilities/ and renewable energy. These activities could occur as ancillary activities and specifying them in this rule is unnecessary.</p>	<p>STADZ-R1: Addition to Gross Floor Area alterations, maintenance, and repair to existing buildings STADZ-R1A Activity Status: Permitted Where: 1. The gross floor area of the addition does not exceed 75 m², and 2. All Stadium Zone Standards are complied with. STADZ-R1B Activity Status where activity conditions are not met: Restricted Discretionary Matters of discretion are: 1. Neighbourhood and open space character; 2. Safety, attractiveness, and connectivity of streets and public open spaces, and 3. Quality living amenity environments for adjacent residential neighbours.</p>	Open Submission

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STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R2: New or relocated buildings	Amelia Longley	222.104	Amend	As permission is required from Council as landowner and parks and reserves are managed according to the Reserves Act 1977 and / or relevant Reserve Management Plans, a distinction between new and relocated buildings is not necessary. Clarify the relationship of this rule to temporary seating and the need for the Note in this rule. Amend reference to 'living environments' in matter of discretion 3 environments to provide clearer direction.	STADZ-R2A Activity Status: Permitted Where: 1. The gross floor area of the new building does not exceed 75 m ² , and 2. All Stadium Zone Standards are complied with. <u>Note: Refer to STADZ-R7 for temporary seating.</u> <u>STADZ-R2B</u> Activity Status where activity conditions are not met: Restricted Discretionary Matters of discretion are: 1. Neighbourhood and open space character; 2. Safety, attractiveness, and connectivity of streets and public open spaces, and 3. <u>Quality living environments, amenity for adjacent residents</u>	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R3: Recreational activities	Amelia Longley	222.105	Amend	Not necessary to limit recreational activities to 'sporting' as other recreational activities might also take place on McLean Park e.g Te Matatini, national marching competition etc As with Rules STADZ-R1 and STADZ-R2, it is also appropriate to link this rule to standards. Reference to Noise R1 in STADZ-R3B is for permitted activities but should reference rules and standards when these limits are breached.	STADZ-R3: Recreational activities STADZ-R3A Activity Status: Permitted Where: 1. Any recreational activity sporting event , including commercial and entertainment activities ancillary to the activity: a. The noise limits in <u>Rule NOISE-R1 and Standard NOISE-S1 (Stadium Zone) apply;</u> b. <u>The limits in Rule TEMP R2 apply; and</u> c. <u>All Stadium Zone Standards are complied with.</u> <u>STADZ-R3B</u> - Activity Status where activity condition 1a. is not met: <u>Refer to:</u> <u>TEMP-Temporary Activities chapter Rule TEMP-R2; and</u> <u>NOISE-R17: Noise Generation (general) generated from temporary events.</u> <u>Activity Status where activity condition 1.c is not met:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are:</u> - <u>1. The matters of discretion stated for infringing the relevant standard(s).</u>	Open Submission

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STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R4: Entertainment activities	Amelia Longley	222.106	Amend	<p>There is no definition of 'entertainment' activities, and it is unclear how these relate to 'temporary noise events' (refer Rule TEMP-R2). The noise limits in NOISE R1 and STADZ-S6 are incompatible so both these conditions could not work together. (Refer also submission on Standard STADZ-S6.)</p> <p>If the intention of this rule is to allow for concerts and other noisy events (eg nitro circus) then it would be more appropriate to apply the Temporary noise event rule (Rule TEMP-R2).</p> <p>Alternatively, if the intention is to allow for the types of events that take place on McLean Park that generally comply with noise limits (eg garden show, or school balls/ conference events/ wedding banquets etc that tend to take place in Centennial Hall) then an alternative rule to provide specifically for these events is proposed with an associated definition. (Refer also submission on Interpretation chapter)</p>	<p>Delete and replace with new rule for Events (also refer proposed new definition for 'Events').</p> <p><u>STADZ-R4: Entertainment activities</u> <u>STADZ-R4A</u></p> <p><u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p>1. Entertainment activities:</p> <p>a. The activity is not provided for by STADZ-R3;</p> <p>b. The noise limits in NOISE R1 apply, and</p> <p>c. Up to six noise events are permitted in any 12-month period where Standard STADZ-S6 is complied with.</p> <p><u>STADZ-R4B</u></p> <p><u>Activity Status where activity conditions are not met:</u></p> <p><u>Refer to NOISE-R1: Noise generation (general).</u></p> <p><u>STADZ-R4 Event activities</u> <u>STADZ-R4A</u></p> <p>-</p> <p><u>Activity Status: Permitted</u></p> <p>-</p> <p><u>Where:</u></p> <p><u>a. The noise limits in Rule NOISE-R1 apply;</u></p> <p><u>b. The limits in Rule TEMP R2 apply; and</u></p> <p><u>c. All Stadium Zone Standards are complied with</u> <u>STADZ-R4B</u></p>	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R5: Vehicle parking areas	Amelia Longley	222.107	Oppose	<p>Vehicle parking areas are an ancillary activity therefore fall within the definitions for 'recreation activity' and 'community facilities'.</p> <p>In addition, Council is the manager of these spaces and any new vehicle parking areas will be subject to the provisions of a Reserve Management Plan. It is not appropriate or necessary for the District Plan to control these activities.</p>	Delete STADZ-R5.	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R6: Commercial activities	Amelia Longley	222.108	Oppose	<p>This rule is very permissive for commercial activities on McLean Park. Commercial activities not ancillary to a STADZ permitted activity are not desirable within this zone.</p> <p>STADZ-R6B as proposed could potentially result in undesirable consequences for McLean Park e.g if an application for a commercial activity not ancillary a recreational activity be applied for eg a retail outlet, café or restaurant, Council could not refuse it and could only apply conditions on matters over which it has control.</p>	Delete STADZ-R6.	Open Submission

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STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R7: Temporary seating	Amelia Longley	222.109	Amend	<p>It is not clear why a rule for temporary seating has been included and if so why it does not provide for a level of permitted activity.</p> <p>Amend to provide for permitted activity status subject to conditions for example: association with a permitted activity, duration, times of installation (eg 7am -7pm), compliance with STADZ-S1 & STADZS2, exemptions from STADZ4. Not necessary to control design and appearance of temporary seating.</p>	<p>Amend as sought or delete.STADZ-R7: Temporary seating</p> <p>Activity Status: Controlled <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> The temporary seating is associated with a permitted activity, and Temporary seating is exempt from the building coverage provision STADZ-S4 due to its temporary nature. <u>Temporary seating complies with standards STADZ-S1 and STADZ-S2</u> <u>Set up and removal shall occur within 5 working days of the event for which it is required and between the hours of 7am-7pm</u> <p>Matters of control are:</p> <ol style="list-style-type: none"> The duration of how long the temporary seating will remain; The height and height in relation to boundary of the temporary seating; The design and appearance of the temporary seating, and The movement of traffic associated with the erection and dismantling of the temporary seating. <p><u>Notification status: Any application under this rule is precluded from being publicly notified or notified on a limited basis.</u></p> <p>Activity Status where activity conditions are not met: <u>NA Restricted Discretion</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The duration of how long the temporary seating will remain; 	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R8: Activities infringing standards	Amelia Longley	222.110	Amend	<p>This rule should only apply to permitted activities otherwise potentially could end up with a discretionary or non-complying activity that infringes standards being considered under this rule.</p> <p>Clarification of wording to assist in clearer interpretation of the Plan.</p>	<p>Amend as sought (or words to that effect)</p> <p>STADZ-R8: <u>Permitted</u> Activities infringing standards</p> <p>Activity Status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters of discretion stated for infringing the relevant standard(s) <u>being infringed</u>. 	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R9: Community facilities	Amelia Longley	222.111	Amend	<p>Amend Rule STADZ -R9 to provide clearer direction that enables community facility activities on the site whilst noting that noisy events are limited as set out in the Noise and Temporary Activities chapters.</p>	<p>STADZ-R9: Community facilities <u>activities</u></p> <p>STADZ-R9A</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Any community facility <u>activity</u>, including commercial and entertainment activities ancillary to the activity; <ol style="list-style-type: none"> The noise provisions in District Wide apply, and The temporary event provisions in District Wide apply; <ol style="list-style-type: none"> <u>The noise limits in Rule NOISE-R1 and Standard NOISE-S1 (Stadium Zone) apply;</u> <u>The limits in Rule TEMP R2 apply; and</u> <u>All Stadium Zone standards are complied with.</u> <p>STADZ-R9B</p> <p>Activity Status where activity conditions <u>1a and 1b</u> are not met: <u>TEMP-Temporary Activities chapter Rule TEMP-R2; and NOISE-R7: generated from temporary events.</u></p> <p>Activity Status where activity condition <u>1c</u> is not met:</p> <ul style="list-style-type: none"> <u>Restricted Discretionary</u> <u>Matters of discretion are:</u> <u>1. The matters of discretion stated for infringing the relevant standard(s).</u> 	Open Submission

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STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R10: Residential activities	Amelia Longley	222.112	Oppose	The requirement for managers to live onsite is generally no longer required on Council reserves and therefore it is not necessary to have a separate rule for this type of activity. The default Rule STADZ-R12 is appropriate to cover instances where a Residential activity might be considered. Prohibited activity status is unnecessarily restrictive. The provisions of the Reserves Act 1977, and any relevant RMP would also apply.	Delete STADZ-R10.	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R11: Industrial activities	Amelia Longley	222.113	Amend	There is no justification for 'Prohibited activity' status for activities in the Open Space zones and there may be some instance where you would want to permit industrial activities across a reserve e.g. pipes ancillary to an industrial activity. The default rule SARZ-R12 (Non-complying activity status is appropriate to provide for any such applications on McLean Park Stadium.	Delete STADZ-R11.	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table /STADZ-R12: Activities not otherwise provided for	Amelia Longley	222.114	Amend	Minor correction to reference correct rules.	STADZ-R12: Activities not otherwise provided for Activity Status: Non-complying Where: 1. The activity is not provided for under Rules OSZ-R1 – OSZ-R11 STADZ-R1-STADZ-Rxx.	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table	Amelia Longley	222.115	Amend	Council has a large number of reserves whose primary purpose is to provide for stormwater overflow and drainage activities. It is important that these activities are enabled in the Open Space zones. It is not clear whether such activities are provided for as network utilities or not. If not, it would be appropriate to define these works (refer proposed definition) and have an associated enabling rule in the open space zones.	Clarify if the PDP provides for these types of activities elsewhere (eg in the Network Utilities chapter) and if not insert new rule as sought, (or words to that effect) <u>.STADZ-Rxxx: Stormwater and drainage activities</u> <u>Activity Status: Permitted</u> <u>Where:</u> <u>1. The purpose of the activity supports the function and maintenance of Council owned reserves; and</u> <u>2. The drainage activities are undertaken by Council (or its contractors)</u> <u>STADZ-Rxx</u> <u>Activity Status where activity conditions are not met: Non-complying</u>	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Rules Table	Amelia Longley	222.116	Amend	The purpose of this rule is to allow for reserve maintenance activities and buildings associated with them to take place within this zone. A definition of 'reserves maintenance activities' is also proposed.	Insert new rule as outlined (or words to that effect). <u>STADZ-Rxx Reserve maintenance activities</u> <u>-</u> <u>Activity Status: Permitted</u> <u>Where:</u> <u>-</u> <u>1. The purpose of the activity supports the function and maintenance of Council owned reserves; and</u> <u>2. The reserve maintenance activities are undertaken by Council (or its contractors)</u> <u>Activity Status where activity conditions are not met: Non-complying.</u>	Open Submission

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STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S1: Height	Amelia Longley	222.117	Amend	Generally support this standard. Minor amendments sought for clarity.	<p>STADZ- S1-Height</p> <p>Purpose: to maintain a stadium character that facilitates appropriate activities; minimise effects on the quality of the neighbours' living environment</p> <p>1. Buildings and structures, excluding light towers, must not exceed 20 m in height.</p> <p>Activity Status where standards are not met: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Neighbourhood and open space character; Safety, attractiveness, and connectivity of streets and public open spaces, and Quality living environments <u>amenity for adjacent residents.</u> 	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S2: Height in relation to boundary	Amelia Longley	222.118	Amend	Generally support this standard. Minor amendments sought for clarity.	<p>Amend as sought.</p> <p>STADZ-S2: Height in relation to boundary</p> <p>Purpose: To maintain a Stadium character that facilitates appropriate activities; maintain a reasonable level of sunlight access and minimise effects on the quality of the residential neighbours' living environment <u>amenity.</u></p> <p>1. Buildings must not project beyond a 45 degree recession plane measured from a point 3 m vertically above ground level along side and rear boundaries, as shown in STADZ-S2-Fig1 below.</p> <p>Figure 1 - Height in relation to Boundary</p> <p>2. Where the site abuts an entrance strip or access lot, the furthest boundary of the entrance strip or access lot may be deemed to be the site boundary for the purpose of the standard.</p>	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S3: Yards	Amelia Longley	222.119	Amend	Generally support this standard. Minor amendments sought for clarity.	<p>STADZ-S3: Yards</p> <p>Purpose: to maintain a stadium character that facilitates appropriate activities; to provide for building maintenance; to provide for a safe and attractive streetscape.</p> <p>1. Any part of a building (including eaves and guttering) must not be erected closer than 6 m to any site boundary.</p> <p>Activity Status where standards are not met: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> Neighbourhood and open space character; Safety, attractiveness and connectivity of streets and public open spaces, and Quality living environments <u>amenity for adjacent residents.</u> 	Open Submission

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STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S4: Building coverage	Amelia Longley	222.120	Amend	Generally support this standard. Building coverage reflects existing built environment of McLean Park with restricted scope for further development on this site.	STADZ-S4: Building coverage Purpose: to maintain open space to facilitate the activities anticipated in the Stadium Zone. 1. The maximum floorspace of buildings on a site must not exceed 30% of the net site area. Activity Status where standards are: Restricted Discretionary Matters of discretion are: Neighbourhood and open space character; Safety, attractiveness, and connectivity of streets and public open spaces, and <u>Quality living environments amenity for adjacent residents.</u>	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /STADZ-S5: Fences and walls	Amelia Longley	222.121	Amend	Clarify how these rules will work with fencing requirements in the Residential Zone and achieve consistent fencing around the perimeter of public open spaces. This rule could result in undesirable outcomes for open space. Consistent fencing, providing for visual surveillance around the park boundaries, is desirable.	Delete or amend to clarify.	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table / STADZ-S6: Noise events	Amelia Longley	222.122	Oppose	This Standard links to Rule STADZ-R4 providing for up to six 'Entertainment Activities' that with noise limit of 75dB LAEQ(15 min).It is unclear how this standard relates to Rule TEMP-R2 1.a. that provides for up to 10 non-sporting events with different noise restrictions (85 dB LAeq (5 min), and up to 11 pm or 1 am on New Years eve).Preference is that activities that exceeds the general noise standards are controlled by the DWA for Temporary activities and associated Noise rules and standards.	Delete STADZ-S6.	Open Submission
STADZ - Stadium Zone /Assessment criteria /STADZ-R4B: Entertainment facilities not meeting permitted conditions (STADZ-S6 Noise events)	Amelia Longley	222.123	Oppose	In support of submission point on Standard STADZ-R4 delete provisions and address as a DWA temporary activity.	Delete STADZ-R4B.	Open Submission
STADZ - Stadium Zone /Assessment criteria /STADZ-AC1: Additions, alterations, maintenance, and repair to existing building not meeting permitted standards (STADZ-R1); New or relocated buildings (STADZ-R2)	Amelia Longley	222.124	Amend	Control of 'alterations, maintenance, and repair' of buildings whether new or relocated not appropriate in this zone.	Amend as sought: STADZ-AC1: Additions, alterations, maintenance, and repair to existing building not meeting permitted standards (STADZ-R1); New or relocated buildings (STADZ-R2).	Open Submission
STADZ - Stadium Zone /Assessment criteria /STADZ-AC2: Vehicle parking areas not meeting permitted conditions (STADZ-R5)	Amelia Longley	222.125	Oppose	As set out submission in relation to Standard STADZ-R5 Vehicle Parking areas not necessary to control parking areas in the manner sought.	Delete STADZ-AC2.	Open Submission

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Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
STADZ - Stadium Zone /Assessment criteria /STADZ-AC3: Commercial activities not meeting permitted standards (STADZ-R6); Community facilities (STADZ-R9); Residential activities (OSZ-R10)	Amelia Longley	222.126	Amend	Consequential amendment to submission on rules. AC clause (h) is not relevant to the Stadium Zone.	STADZ-AC3: Commercial activities not meeting permitted standards (STADZ-R6); Recreation activities (STADZ-R3); Community facilities activities (STADZ-R9); Residential activities (OSZ-R10) Neighbourhood and stadium character a. The extent to which the character of the neighbourhood and the stadium is maintained by the proposed activity. This includes consideration of: i. any positive defining characteristics of the neighbourhood; ii. any values identified in an approved reserve management plan, and iii. the extent to which the proposed activities will compromise activities anticipated in the zone. Contribution to community wellbeing b. The extent to which locating the commercial activity in the Stadium Zone will contribute to the wellbeing of the local community. c. Whether that contribution could be achieved by locating the activity in a zone other than the Stadium Zone. Safety, attractiveness, and connectivity of streets and public open spaces d. The extent to which access and parking associated with the activity will provide safe access to the activity for pedestrians, cyclists, and motorists. e. The extent to which: i. the anticipated traffic generation and/or anticipated on street car parking will impact on the safety and efficient operation of the surrounding integrated transport network, and	Open Submission
STADZ - Stadium Zone /STADZ - Stadium Zone - Standards Table /General	Alec Duncan	288.100	Amend	Fire and Emergency's main area of concern is the provision of a water supply and access to this supply which will enable Fire and Emergency to operate effectively and efficiently to save lives and property in the event of a fire. This is best achieved through compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ 4509:2008. SNZ 4509:2008 sets out minimum water supply requirements required for firefighting water supply to both reticulated and non-reticulated areas. Where a development is unable to connect to the reticulated network, or the reticulated network has insufficient capacity and/or pressure, an alternative firefighting water source is required by Fire and Emergency. This could be from a dedicated firefighting water supply tank. Fire and Emergency notes that the subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB S14 that applies to the subdivision of new lots only and requires a firefighting water supply. A new standard is therefore requested in all zones of which development of new buildings are enabled to ensure that new development is provided with a water supply suitable for firefighting purposes. In relation to new standard XXX-SX(1), it is expected that all reticulated water supply networks (whether private or public) will be fully compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 as required by the Code of Practice for Land Development and Subdivision Infrastructure and that new connections under the water supply bylaw will not be granted where there is insufficient capacity available within the water supply network for the proposed activity.	Seeks to include a new performance standard as follows: <u>XXX-SX: Firefighting water supply</u> 1. <u>All new developments must be connected to a public reticulated water supply, where one is available.</u> 2. <u>Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory firefighting water supply can be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u> <u>Matter of discretion:</u> 1. <u>The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u> Or To similar effect. And any other consequential amendments required to give effect to this new standard.	Open Submission

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