



Ministry for the Environment

Auckland Unitary Plan – Eden Park Precinct Provisions

Report of Investigations

31 October 2025

Quality Control

Title	Report of Investigations – Eden Park Precinct Provisions
Client	Ministry for the Environment
Version	V2 Report for Consultation
Date	31 October 2025
File Reference	MFE.0007
Prepared by	Lindsay Daysh
	
Reviewed by	Torrey McDonnell
	
Approved for issue by	Lindsay Daysh
	

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Contents

Executive Summary	1
1 Introduction	2
1.1 Scope of Investigation	2
1.2 Ministry for the Environment Guidance	3
1.3 Our approach	4
1.4 Assumptions and Exclusions	5
2 Eden Park – Existing context	6
2.1 The Eden Park Precinct	6
2.2 Surrounding Environment	7
3 Planning History	8
3.1 Pre AUP	8
3.2 Auckland Unitary Plan Hearings and Decisions	9
3.3 Planning History since adoption of the AUP	10
3.4 Compliance and Complaint History	17
4 Justification for removing or amending provisions in the AUP	18
4.1 Property Economics Report	18
4.2 Eden Park Trust Board’s Position	19
5 Auckland Unitary Plan Provisions	21
5.1 Scope of Changes	21
5.2 I310. Eden Park Precinct	21
6 Conclusions	31
7 Recommendations	33
Appendix A: Property Economics Report	
Appendix B: Eden Park Precinct – Noise Rules Memorandum - Marshall Day	
Appendix C: Draft Amended Eden Park Precinct Provisions in the Auckland Unitary Plan	

Executive Summary

Eden Park is the stadium with the largest capacity in the country and has been Auckland's major sporting venue for over 100 years. It was the location of the finals of both the 1987 and 2011 Rugby World Cups, the 2021 Women's Rugby World Cup Final, the 2023 Women's Football World Cup Semi Final and numerous other high profile events. As such Eden Park plays a significant role in hosting major sporting, cultural, and entertainment events in Auckland and in New Zealand.

Due to the location of Eden Park in a largely residential environment there are, however, existing restrictions in the Auckland Unitary Plan (AUP) on a number of matters including types of sporting and non-sporting events, size of events, hours of operation including those that apply to day time and night time, noise and lighting controls, traffic management and requirements around Community Communications and Consultation.

The Minister Responsible for RMA Reform has identified that the AUP provisions relating to the operation of the Eden Park Precinct, potentially contain restrictions that warrant investigation to determine whether these provisions are negatively impacting economic growth or employment. Both the Eden Park Trust and a separate report from Property Economics find that these restrictions are having a negative impact on economic growth and employment.

It has been essential to review the most relevant parts of the extensive planning history of Eden Park including the history of development prior to the 2011 Rugby World Cup, through the AUP hearing process and then through a number of resource consents that have been granted since the AUP was made operative in 2016. Specifically, two major consent processes considered six major concerts (2021) and then 12 major concerts (2024) per calendar year, while a large number of one-off consents have been granted where hours or days of operation restrictions in the AUP have been breached.

We recognise that there have been a number of contextual changes to the way Eden Park can operate particularly in relation to a move from being a primarily sports venue to one that can hold the largest stadium concert capacity in the country. We therefore consider that a number of amendments to update or modify the Eden Park Precinct Provisions that currently apply are worthwhile.

There are a number of process improvements that can be made to provide some of the certainty and flexibility required for the operation of the Park. It is recommended that the draft amended provisions and this report be the subject of consultation to establish their appropriateness for any change to the AUP.

Key recommendations in this report include:

- Providing for a more diverse uses of the stadium, such as displays and exhibitions, markets, fairs, trade fairs, and cultural and community events;
- Providing for 12 'large' concerts (over 30,000 attendees) and considering providing for 20 'medium' concerts (between 10,000 and 30,000 attendees) per year, as permitted activities;
- Simplifying provisions related to sports games, particularly those relating to when and how often sports games can take place; and
- Changes to noise standards to support a three-staged approach for everyday activities, sports games, and concerts as well as changes to lighting and traffic management requirements.

1 Introduction

Recent amendments to the Resource Management Act 1991 (RMA)¹ introduced a new power² for the Minister for the Environment (now delegated to the Minister Responsible for RMA Reform) to make regulations to remove or modify plan/policy statement provisions that are negatively impacting economic growth, development capacity or employment.

The Minister Responsible for RMA Reform has identified that the Auckland Unitary Plan (AUP) provisions relating to the operation of the Eden Park Precinct, potentially contain restrictions that warrant investigation. Eden Park plays a significant role in hosting major sporting, cultural, and entertainment events that assist in delivery of economic benefits to Auckland and New Zealand.

Incite has been requested to prepare an investigation report that examines these restrictions, and other underlying provisions (for example, provisions related to noise, lighting, traffic management), that apply. This report makes recommendations on how the AUP provisions could be modified to lessen negative impacts on economic growth and employment while still taking into account practical and reasonable safeguards for the community surrounding Eden Park.

In respect of specific and quantified impacts on economic growth and employment, a separate report has been prepared by Property Economics Ltd that has informed this report. This is attached as **Appendix A**.

A memorandum from the Eden Park Trust Acoustic Adviser is attached as **Appendix B** and a draft set of amended AUP provisions relating to the Eden Park Precinct is attached as **Appendix C**.

1.1 Scope of Investigation

On 15 September 2025, the Minister for Resource Management Reform and the Minister of Tourism issued a press release³ that provided the following context to restrictions that apply to the operation of Eden Park. It states:-

Under the Auckland Unitary Plan, Eden Park's current restrictions include:

For organised sports and recreation activities

- No more than 25 night-time events per year
- Nighttime events (with 'night-time' defined as starting 30 mins prior to sunset) are only permitted between 7.30pm and 9.30 pm on weekdays, except for cricket which may go until 10pm
- No events on a Sunday night
- No more than four night-time events in a 35-day period
- No daytime activity when a nighttime event is held

¹ Resource Management (Consenting and Other System Changes) Amendment Act 2025

² s360 (I) to (J)

³ [Kicking off Eden Park's full potential | Beehive.govt.nz](#)

For concerts

- No more than 12 concerts per year
- No Sunday concerts (unless the Sunday precedes a public holiday, or as a contingency date for postponement)
- Permitted weekday operating hours are 7.30pm – 11pm (6.30pm start allowed for supporting acts, but main act must start no earlier than 7.30pm). Events have a maximum duration of five hours.
- Permitted weekend operating hours are 10am – 11pm. Events have a maximum duration of six hours.
- No more than four concerts in a four-week period
- One weekend free of concerts or other events every five weeks

For functions, meetings and conferences

- Must not exceed 2,000 people

We would add that the above restrictions come from not only the AUP provisions but also from two recent resource consents that have been granted. The first in 2021 granted consent for 6 concerts per calendar year, while in 2024 consent was granted for up to 12 concerts from up to six artists per calendar year. Each consent was subject to significant hearings before Independent Commissioners, and both are subject to a number of conditions. There have also been a number of individual event consents granted where the AUP permitted activity standards cannot be met.

It is evident at the outset that the facility has evolved from a major rugby and cricket ground to a modern multi-purpose stadium capable of hosting a range of sporting, entertainment, community, and cultural events. As Eden Park is the stadium with the largest capacity in New Zealand's largest city, it can in our view be considered to be of national importance.

1.2 Ministry for the Environment Guidance

The guidance⁴ on the regulation-making power to alter local authority plans and policy statements, provides useful direction on the scope of the investigations and outlines the safeguards proposed to ensure regulations are made responsibly and only when needed.

These are:

- Evidence first – the Minister must investigate and produce a public report that supports their decision that the statutory criteria of a negative impact on economic growth, development capacity or employment is met.
- Consultation – affected councils and parties must be consulted.

⁴ [Regulation-making power to alter local authority plans and policy statements | Ministry for the Environment](#)

- Treaty protections⁵ – the power cannot be used to change provisions in plans or policy statements that have been included in recognition of an obligation or right under a Treaty of Waitangi settlement, the Marine and Coastal (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, or a mana whakahono ā rohe or joint management agreement under the RMA.
- National direction⁶ – changes cannot be inconsistent with national direction under the RMA.
- All actions must comply with the purpose and principles in Part 2 of the RMA.

The guidance outlines that this approach ensures the Minister has sufficient discretion to make an informed judgement about whether the scale and significance of the impact on economic growth, development capacity or employment justifies intervention. There are statutory process steps⁷ that must be followed to make these regulations under the RMA. These are:

1. The Minister must investigate to determine if the plan/policy statement provisions are having a negative impact on economic growth, development capacity and employment, and that other statutory criteria are met. The Minister must produce a report detailing the investigation and making recommendations on whether provisions should be removed or modified by regulations.
2. This report must be provided to the council for response (the council has 20 working days to respond to the report) and made publicly available.
3. A consultation process for affected parties follows.
4. As a final step, the Minister considers the feedback from consultation and the council's response and takes the decision as to whether to make regulations to remove or modify the provisions in the plan/policy statement.

1.3 Our approach

In order to carry out an investigation into the AUP provisions and prepare a report for wider consultation, we have taken the following approach.

- Assemble the relevant background material. This includes:
 - The Auckland Unitary Plan and specifically the provisions that apply to the Special Purpose - Major Recreation Facility Zone and the Eden Park Precinct in particular;
 - Relevant documents relating to the AUP decisions on the Eden Park Precinct in 2016;
 - The 1997 Environment Court decision on floodlighting and night events⁸;

⁵ We know of no particular obligations to be taken account of in relation to the operation of Eden Park.

⁶ We do not consider that there are any National Direction instruments that are directly applicable.

⁷ s360(k) and (l)

⁸ Eden Park Trust Board v Auckland City ENC Auckland A130 97, 31 October 1997

- Relevant resource consents related to Eden Park under the AUP. In this regard we have specifically considered decisions on the 2021 '6 Concert' and 2024 '12 concert' applications;
- Other operational resource consents for one off events for breaches of the frequency, and days/hours of operation standards in the AUP; and
- Compliance and complaint history from when the AUP was adopted in 2016;
- Carry out targeted meetings with key individuals from the Eden Park Trust Board, Auckland Council and Auckland Transport. As a result of these meetings, we also received further documentation.
 - From Auckland Council - the 2025 State of Origin consent Application Assessment of Environmental Effects, Operating Management Plan, a support letter from Auckland Transport, the Council s42A report and a location map of submitter locations from the 2024 '12 Concert' Notified consent.
 - From Auckland Transport explanatory material about how Transport Operations when major events are carried out at Eden Park are carried out and some relevant studies on Stadium Operations carried out for the Queensland Government.
 - From Eden Park Trust a set of marked up plan provisions as the Trust Board's preferred amendments to the Eden Park Precinct within the AUP.
- A further meeting with the Chief Executive and the Planning Consultant from Eden Park to discuss the Trust Board's preferred position on amendments to the AUP. This also included the provision of further information Including.
 - A letter from the Chief Executive of the Eden Park Trust entitled 'Barriers from Auckland Council Consenting Requirements Impacting Events at Eden Park';
 - Further revisions to the Trust Boards preferred set of AUP provisions relating to the Eden Park Precinct; and
 - A memorandum from Marshall Day as acoustics adviser to Eden Park in respect of noise matters - Appendix B.
- Considering options for beneficial changes to the AUP in light of the considerable amount of relevant planning history, the Property Economics Report received and the Minister's direction to consider provisions that are that are negatively impacting economic growth or employment.
- Prepare this report as the basis for consultation.

1.4 Assumptions and Exclusions

It is also worth noting the following:

- We recognise that we have not reviewed all documentation relating to the extensive planning history prior to the adoption of the AUP and through the AUP hearing process. We have primarily considered the most relevant outcomes from the consents granted since 2016.

- There have only been targeted discussions with representatives of Auckland Council, Auckland Transport and the Eden Park Trust. In the time available from the Minister’s announcement on 15 September 2025, through to commencement of our contract for investigation and a reporting deadline of the end of October, it was not practical to consult further in the preparation of this report. The views of parties likely to be affected by changes to the provisions will be sought as part of a consultation process that will be run by the Ministry for the Environment. This will take place after the investigation has been conducted, and the report is released to the public.
- This report is limited to the AUP operative provisions relating to the Eden Park Precinct. We cannot take into account draft Plan Change 120 (PC120) to the AUP that relates to Housing Intensification & Resilience that has been approved for notification by Auckland Council. While the context to PC120 is of useful background, it has not been notified at the time of compilation of this report.
- We have not taken into account any potential changes to the built form or ‘bulk and location’ provisions of the AUP within the Eden Park Precinct. Aside from not being within the scope of the Minister’s direction for investigation, we have no evidence that changing these provisions is necessary or appropriate.
- The Eden Park Trust (the Trust) is a Charitable Trust, established under the Eden Park Trust Act 1955, and registered under the Charities Act 2005. The Eden Park Trust Deed specifies certain requirements that impact the operation and use of Eden Park. Matters related to the Eden Park Trust Deed are outside the scope of this report.
- We have also not considered any matters such as funding apportionment, nor have we considered matters considered under other legislation including liquor licensing.

2 Eden Park – Existing context

2.1 The Eden Park Precinct

Eden Park located in Kingsland some 3 kilometres from the Auckland Central Business Area, contains a large well-established stadium that can accommodate up to 50,000 seated customers with a higher capacity for concert events. The Eden Park Precinct, (as it is defined in the AUP), 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. Kingsland Station is located north west of the Precinct on Sandringham Road.

The key features of the Eden Park Precinct are shown in the graphic below. It consists of the main stadium grandstands and the number one field, the number two or outer field and grandstand facilities (including the historic Eden Park grandstand). There is ancillary parking and laydown areas, pedestrian plazas and gate facilities as well as a bus hub accessed off Sandringham Road.



Figure 1: Layout of Eden Park (Source: <https://www.blues.rugby/eden-park-map>)

2.2 Surrounding Environment

The majority of properties in the immediate vicinity are single detached dwellings on individual sites houses with a high number being constructed in the late 19th and early 20th centuries. To the west of Eden Park is the commercial and light industrial area of Morningside while to the north is the commercial activities of Kingsland's Town Centre, the railway line and Kingsland Station with New North Road beyond that. To the east is the Dominion/Valley Road business area while to the north-east of the site is Kowhai Intermediate School and Trent Bray swim centre.

In respect of Public Transport, Kingsland (200 metres) and to the west Morningside (800 metres) Stations are in close proximity. Several bus routes run along Sandringham Road and Dominion Road, linking to the City Centre and wider Auckland.

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. 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 Station, Sandringham and Dominion Roads and the North, West and East Stand general admission entrance.

The aerial photograph below shows the context including the Parks location largely surrounded by a residential environment.

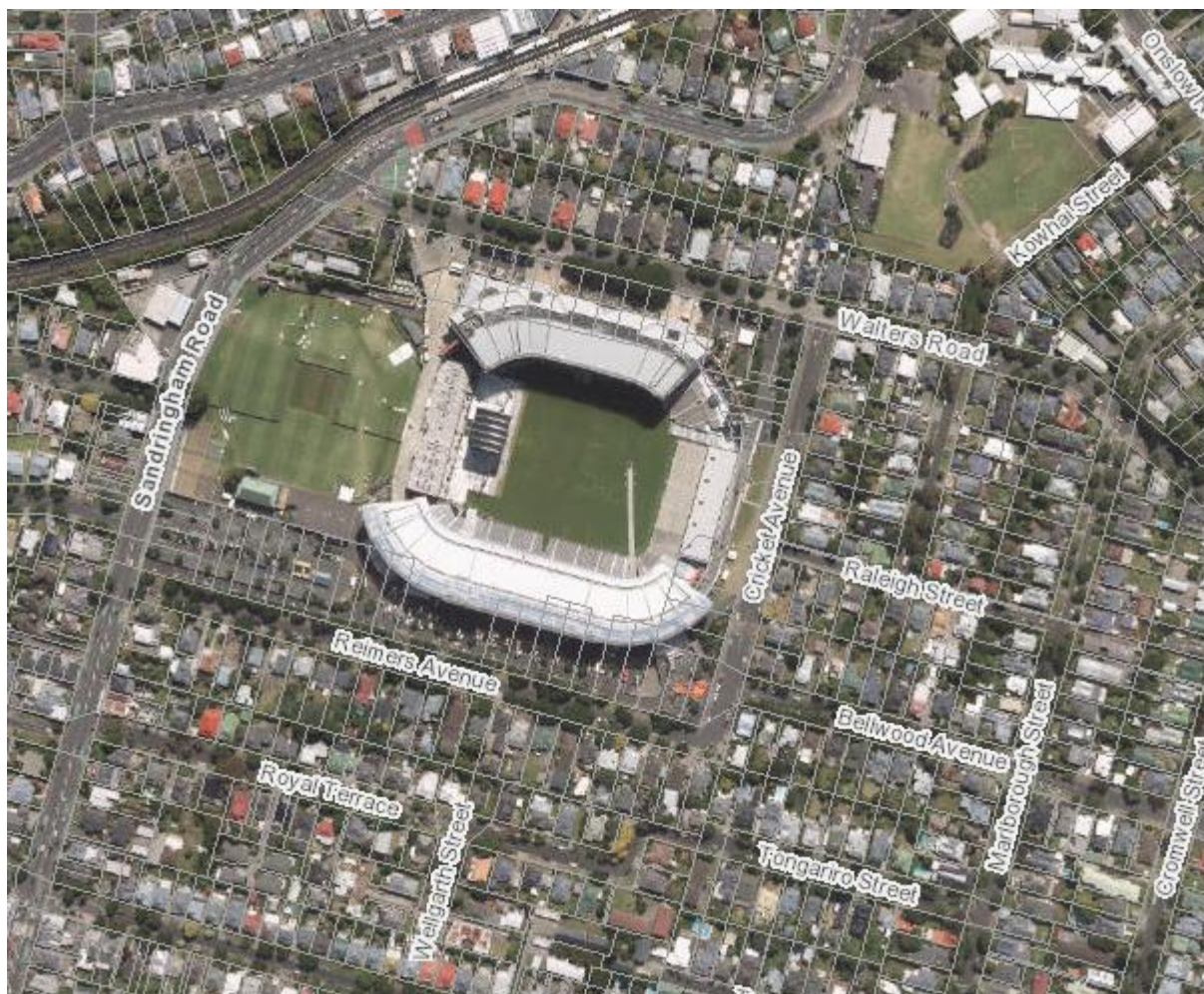


Figure 2: Aerial Photograph (Source: <https://unitaryplanmaps.aucklandcouncil.govt.nz/upviewer/>)

3 Planning History

Before looking to potential changes to the AUP it has been essential to review the most relevant parts of the extensive planning history of Eden Park.

3.1 Pre AUP

Eden Park was established as a sports ground in 1900 and then developed as Auckland's major cricket venue in 1903. In 1913 the park was also leased to the Auckland Rugby Football Union, becoming both a summer and winter sporting venue during daytime hours.

In relation to the timing and frequency of events, the stadium introduced night time sporting events in 1997 after the floodlighting, types of activities and hours of operation were assessed by the Environment Court⁹. This was a result of appeals to a decision of the Auckland City Council, made through three independent planning commissioners, consenting (but subject to a comprehensive set of conditions) to an application to erect and operate flood lights for up to 16 night-time sporting events

⁹ Eden Park Trust Board v Auckland City A130/97, 31 October 1997

per annum at Eden Park. Consent was also granted for 3 day-time non-sporting events each year. The hearing at first instance ran for 10 days in September 1996 while the Environment Court sat for 15 days in 1997. We understand that the original application attracted widespread public interest, with over 1,000 submissions being lodged in support and a similarly large number in opposition.

The next most significant resource consent¹⁰ was 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 included 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 and the construction of a perimeter concourse level linking all four stands in the stadium. We understand that due to the widespread interest, that there was a significant hearing process carried out that considered the application. There was a suite of conditions relating to the frequency and timing of events (particularly at night-time) and the management of the associated effects of these activities.

In 2009 Eden Park underwent the major redevelopment in preparation for the Rugby World Cup in 2011 including the tournament final. An acoustic barrier formed an integral part of the new permanent East Stand but was not constructed during the redevelopment of the stadium. The acoustic barrier was installed following the issue of the Concert Consent in 2020 in fulfilment of a condition of the consent.

3.2 Auckland Unitary Plan Hearings and Decisions

The AUP provisions that relate to Eden Park were made operative in 2016 and were the result of an extensive process of analysis, submissions and hearings.

In the decision report for the 2021 '6 concert' consent, the commissioners outlined that:

Over 2013 to 2016 the district plan provisions relating to activities at Eden Park were reviewed with the operating conditions imposed on the 2006 resource consent forming the basis for many of the rules and standards for the new Eden Park Precinct under the AUP. These provisions became operative in November 2016 following the Council's acceptance of the Independent Hearing Panel's recommendations in this regard. As with the pre-AUP provisions applying to Eden Park, the Eden Park Precinct (EPP) provisions also provide for up to six concerts to be held in a 12 month period, subject to a discretionary activity resource consent being granted.

Our understanding was that there were significant discussion and evidence presented on what are reasonable provisions that apply to Eden Park. In its report¹¹ to Auckland Council on the topic of the Major Recreation Facility Zone and precincts, the Panel considered:-

4.1. Statement of issue

Eden Park has a long planning history and currently a number of resource consents apply to this facility. Through mediation, the hearing and subsequent post-hearing expert conferencing, the Council, the Eden Park Neighbours Association, and Auckland Cricket were supportive of

¹⁰ Council Reference R/LUC/2006/4828

¹¹ Auckland Unitary Plan Hearings Panel - Report to Auckland Council Hearing topic 076 Major Recreation Facility Zone and precincts July 2016

precinct provisions which essentially retained the status quo allowed through the suite of existing resource consents. The Eden Park Trust Board sought to enable further activities beyond these limits, and in particular sought an increased frequency of night time events and concerts.

4.2. Panel recommendations and reasons

Following the hearing on Topic 076, the Panel issued interim guidance on 7 September 2015 indicating support for a set of provisions which provided flexibility within an ‘effects envelope’ established by the existing suite of resource consents applying to Eden Park. This focus on the existing level of effects arose from the Panel not being convinced during the hearing that measures had been identified by the operators of Eden Park which enabled additional night time events and concerts to occur while appropriately mitigating the effects on residents living near the park.

Despite extensive efforts being made by all parties to resolve outstanding concerns, the Panel was of the view that no additional information was provided which reasonably justified these additional activities. Accordingly, the most significant relief requested by the Eden Park Trust Board has not been supported and the Panel does not recommend any increase in the number of night time events and concerts or any change to the activity status for them.

This decision was not appealed. The outcome of this is the operative Major Recreation Facility Zone and the Eden Park Precinct provisions in the AUP that we consider in more detail in Section 5.

3.3 Planning History since adoption of the AUP

Since the adoption of the AUP in 2016 there have been a total of 25 resource consents granted in relation to the Eden Park Precinct. Of these, three related to buildings or structures at Eden Park while the remainder related to the scheduling, timing and frequency of events.

These activity-based applications relate to either changes to consent conditions or for matters that fall outside of the permitted activity standards and are summarised from the information provided by Auckland Council.

9/01/2017	To change starting time for Rugby Night Sporting Events) for one specific Black Caps v South Africa Twenty 20 cricket match to commence at 7pm on Friday 17 February 2017, being 30 minutes earlier than stipulated by condition (14a).
3/03/2017	Resource consent application and assessment of environmental effects - Pink Ball Day/Night Cricket trial.
23/06/2017	Use of Number 1 field for organised sport and recreation at night-time in accordance with approved management plans.
26/08/2017	Day/Night Cricket Test Match on a day including a Sunday.
31/05/2017	Eden Park Rugby International Double-Header
30/05/2019	Amend the finishing times of One Day Internationals (ODI) and T20 cricket matches at Eden Park for future tours by the India national team.
12/06/2020	Super Rugby Match to be held on Sunday 14 June with a scheduled start time of 3.35pm and a scheduled finish time of 5.15pm.
24/07/2020	Application for revised calendar of events at Eden Park.

29/10/2020	To vary condition 1 and 6 of consent LUC60360116.
15/01/2021	To hold up to six concerts in any 12-month period at Eden Park.
15/03/2021	To allow the use a temporary acoustic barrier for two concerts at Eden Park to be held between 23rd - 25th April 2021 (ANZAC weekend).
27/05/2021	To hold a Phoenix football match on Sunday 30 May 2021 with a scheduled finish time of 5:25pm.
15/09/2022	To host a concert event on 3rd December 2022 without a requisite free weekend of activity within a five week period.
13/10/2022	Host a concert at Eden Park on Friday 10th of February with a crowd size of up to 58,000 people, with earlier gate opening and support act times, and a longer duration than enabled through the consent (noting that the cumulative amount of music from supporting acts and the main act will not exceed four hours in duration as specified in the condition).
10/02/2023	Amendment to Conditions relating to the pack-in delays from the recent flooding at Eden Park and condensed pack-in schedule prior to the concert performances and contingency planning for further adverse weather conditions with two postponement dates proposed on Sunday 12th and Monday 13th February 2023.
4/04/2023	To host the Fifa Women's World Cup at Eden Park in 2023
22/12/2023	To allow six concert events in a calendar year rather than a 12-month period and provide for the postponement of scheduled concerts due to unforeseen or exceptional circumstances, such as adverse weather events.
8/07/2024	To change Condition 6 of the approved consent LUC60351212 to allow 'seven (7) concert events in the 2024 calendar year'.
28/11/2024	An increase in the number of concerts that can be held in a calendar year, from six to 12 where these events are performed by up to a total of six different artists/acts within the same time period
16/12/2024	To change Condition 10 of the approved consent LUC60351212 to host a concert (Main Act: Luke Combs) at Eden Park on Friday 17th of January 2025, with earlier gate opening and support act times, and a longer duration than enabled through the consent (noting that the cumulative amount of music from supporting acts and the main act will not exceed four hours in duration as specified in the condition).
8/09/2025	To host the Kiwi Ferns and Kiwis double header Rugby League matches on Sunday 2 November 2025 as part of the Pacific Championships.
29/09/2025	Host a Rugby League Match in 2027 with a scheduled start time of 9.30pm and scheduled finish time of 11.10pm.

Table 1: Activity based consents granted (Source: Auckland Council)

As can be seen in the table above, the majority of these consents related to an individual event for reasons including being unable to meet conditions relating to hours of operation, events on a Sundays or the numbers of events. The three most significant consents (highlighted above in bold), related to the 2017 'Global Consent', the 2021 '6 Concerts' Consent and the 2024 '12 Concerts' Consent.

3.3.1 2017 Global Consent for sports games and recreation at night time

A controlled activity resource consent was granted by Auckland Council on 23 June 2017, for the 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 provided for all night time use of the stadium for primary activities, within the permitted AUP standards.

An example of a current OMP¹² is included in the most recent consent granted on 29 September 2025 for a prospective State of Origin Game in 2027. This includes detail under the following headings.

- **General Matters** - Alcohol Management, Alcohol Checkpoints, Portaloos and Rubbish Bins, Event Delivery, Post Event Security Detail, Post Event Litter Clean, Control Room, Public Address Systems (P.A.), Field Lighting, Police and Community.
- **Community Consultation and Communications Management Plan** - Info/Hot Line, Community Liaison Officer, Residents' Newsletter, Web Site, Community Liaison Group (CLG), CLG Membership, Primary Activities, Consultation, Complaints Protocol and Police.
- **Traffic Management Plan**
- **Event Management Plans** with 5 Plans relating to anticipated scale of event. **Event Plan 1** – Crowd between 5-8,000, **Event Plan 2** – Crowd between 8-15,000, **Event Plan 3** – Crowd between 15-25,000, **Event Plan 4** – Crowd between 25-35,000, and **Event Plan 5** – Crowd 35,000 and above.

3.3.2 2021 '6 Concerts' Consent'

The Eden Park Trust sought consent in 2020 to hold up to six concerts at Eden Park in any 12-month period. The concerts would take place on weekdays, Saturdays, Sundays preceding a public holiday and public holidays, subject to restrictions on frequency, duration and timing, and to being carried out in accordance with a comprehensive Operating Management Plan, incorporating Event Management, Community Consultation and Communication, Pre and Post Event Management and Traffic Management. Up to 6 concerts per year is a Discretionary Activity under the AUP.

After a 5 day hearing in front of Independent Commissioners, large volumes of evidence and representations from submitters, consent was granted in January 2021.

In its summary to its' decision¹³ the Commissioners noted that:

A large number of submissions were received on the application, 2966 in support, 10 neutral and 180 in opposition. Common themes of submissions in support include the proposal supporting the financial independence and viability of Eden Park, positive economic effects for local businesses and the regional economy, and enhancing the arts, culture and vibrancy of Auckland. Submissions in opposition commonly cite concerns in relation to the adverse effects of the proposed activity, particularly in relation to amenity, noise and traffic.

On the basis of a review of the application materials, the submissions, the evidence for the Trust and the expert assessments provided by Council technical specialists, we have concluded that the identified adverse effects of the proposal are able to be adequately avoided or mitigated, if conducted in accordance with the detailed conditions of consent. We have therefore found that the actual and potential adverse effects of the proposal are reasonable and acceptable overall, notwithstanding the genuine and long-held views to the contrary expressed by those opposed.

¹² Eden Park Operating Management Plan Updated May 2023

¹³ 42 Reimers Avenue, Mt Eden – Council Reference LUC 60351212 - 15 January 2021 Paragraphs 3 and 4.

This consent was subject to 59 conditions relating to number and frequency and timing of concert events, noise limits and monitoring, management plans and pack-in and pack-out limitations. We note that some of these conditions have since been subject to amendment through separate consents, primarily on a one-off basis, but also involving a permanent change to define the number of concerts on a calendar-year basis, rather than being defined over a 12-month period.

3.3.3 2024 '12 Concerts' Consent

This application sought an increase in the number of concerts that can be held in a calendar year, from six to 12 from up to six different artists as a Non-Complying Activity¹⁴ under the AUP. 2140 submissions were received on the application, 2001 in support, 10 neutral and 129 in opposition. A hearing before Independent Commissioners, (two of which also considered the 2021 consent), was held over three days in October 2024. This process was very recent and canvassed a number of the issues associated with this investigation. As outlined in the Decision Report¹⁵ a number of changes to the operational parameters were sought including:

- a. To allow up to 12 concert events in a calendar year where these events are performed by up to a total of six different artists/acts. This provides flexibility for an artist/act to perform multiple concert nights. Placing a cap on the total number of artists/acts limits the number of pack-in and pack-out activities in a calendar year to six (noting that the Concert Consent conditions limit the number of concerts that can be held in a 28-day period to four concert events and this will be maintained).
- b. To provide for concert events on a Sunday evening. The Concert Consent presently only provides for concerts on a Sunday preceding a Public Holiday.
- c. To increase the concert duration during weekdays to 5 hours and have a finish time of 11pm for all concerts.
- d. Adjust the noise monitoring conditions to provide for measurements from the mixing desk and a night-time noise limit of 45dB LAeq and allow unrestricted pack-in and pack-out activities to occur over night within the stadium.
- e. Allow sound checks to occur during weekdays and be finished by 8pm.
- f. Update the stadium lighting condition(s) to reflect the capabilities of the upgraded LED lighting installed within the stadium.
- g. Provide for truck movements from Gate Q (and onto Sandringham Road) for pack-out following the completion of a concert event.

In terms of frequency of concerts, it is worthwhile noting the information that the Commissioners considered¹⁶ about potential numbers of large concert events.

¹⁴ Resource Management Act s104(D) – where adverse effects need to be no more than minor or the proposal is not contrary to a policy statement or plan.

¹⁵ 42 Reimers Ave, Mt Eden (Eden Park) Council Reference - LUC60434909 28 November 2024 paragraph 7

¹⁶ Ibid paragraph 105

However, while the application has sought consent for 12 concerts per calendar year, Mr Sautner noted that based on his experience at Etihad Stadium¹⁷ in Melbourne, he would not expect to attract 12 concerts every summer to Eden Park (with a range of 0-8 at Etihad). He emphasised that the real benefit of the proposal “is that it will provide certainty and flexibility to artists and promoters, making Eden Park a more attractive venue”. This was also referred to by Geoffrey Jones (Promoter), who noted that in practice Eden Park has not booked six concert days each year since consent was first granted (except for 2024). In Mr Jones’ view, “12 concerts will be very much an upper limit rather than the norm, and the Park is unlikely to consistently attract more than six artists/12 events in a year”. Relevant to this point is the fact that at the time the application was submitted, only eight concerts had been held since the grant of consent in early 2021, although the present six concert quota for the 2024 calendar year had been reached.

Noise

In granting consent the Commissioners considered extensive noise evidence. It observed¹⁸, (with our emphasis):

The Panel accepts the evidence in respect of the effects arising from an increase in the number of concerts able to be held. We agree with Mr Styles’ observation that this increase would not result in ‘just noticeable’ effects for those persons opposed to further concerts. In particular, we consider that while the proposed frequency is based on a calendar-year basis, the increase will be experienced over the five-month concert ‘season’, rather than being spread out over 12 months. We consider that the adverse effects will be more than minor (as discussed in more detail later in this decision). Overall, however, we find that on balance the increased frequency will be reasonable, but also at the upper limit of acceptability. This finding is made in conjunction with our consideration of the 11pm finish time (below).

Further in respect of finish times:¹⁹

The Panel acknowledges Mr Styles’ concern (and that of opposing submitters) regarding the allowance for concerts to 11pm, which extends the duration of concerts into a sensitive period, along with associated crowd dispersal. Nevertheless, in reaching an overall finding on this matter we accept the evaluation of the planning experts that the revised limit is reasonable, to the extent that it will provide sufficient flexibility for EPT to attract concert events and to provide sufficient contingency for concerts should certain artist sets require a longer timeframe, or technical or weather delays require the half hour extension. In this regard we consider that the change allows for the positive effects of the proposed changes to be realised. Again, however, we emphasise that we do not reach a conclusion that this extension is only a ‘minor’ level of adverse effect, and in combination with the increased number of allowable events, places the revised operating parameters of concerts at the upper level of acceptability. However, this finding is subject to the limitations that we place in respect of Sunday concerts, as discussed below.

¹⁷ Now known as Marvel Stadium

¹⁸ Ibid paragraph 138

¹⁹ Ibid paragraph 145

Specifically in respect of Sundays, the decision records:²⁰

The Panel has therefore reached a view, consistent with the AUP's general protection of amenity on this day in terms of noise effects, that concerts on Sundays (where not followed by a public holiday) should not be available as a scheduled concert day as a matter of course. We nevertheless recognise the potential need for EPT to enable provision for a Sunday concert from a programming and concert-scheduling basis, and to do this in a manner that is consistent with EPT's evidence that emphasised the contingency purpose of Sunday concerts. We have therefore incorporated a condition that provides for Sunday concerts (where not followed by a public holiday) as a contingency date only, and to 10.30pm, rather than allowing for Sundays to be accorded the same status as those held on Fridays and Saturdays. We recognise that this earlier finish time could cause some difficulty for artists who wish to play a longer set, but this is a matter that EPT and the promoter will need to manage in the eventuality that a Sunday fixture is required.

The Panel also imposed conditions relating to pack-in and pack-out noise including the equipment during this period particularly steel work, the process for sound checks prior to a concert, fireworks and helicopters. Overall, the Panel accepted the predominant view provided by the experts for the Applicant and the Council that the adverse noise effects of the proposed concerts will be reasonable (including in a s.16²¹ sense), and of an intermittent nature, albeit focused within the summer concert period.

Transport

Transport issues were also considered in detail as the primary changes associated with the proposal, from a traffic or transportation perspective, related to the increase in the number of events in which the traffic (or transport) management plans would need to be applied and co-ordinated with public transport services provided by AT, the later finish time and increased capacity that would also be relevant, and the movement of heavy vehicles associated with pack-in and pack-out activities. The decision²² states:

Based on its understanding of transport matters arising from implementation of the Concert Consent and following its review of the proposed conditions, the Panel has formed the view, as expressed during the hearing, that transport management generally needs to be more objective-focused, with more detail around such aspects as post-concert management. We accept the overall approach developed by the transport witnesses that the inclusion of a Transport MP²³ condition, with appropriate objectives, alongside (or incorporating) an amended Traffic MP requirement is appropriate to address the Panel's concerns in this regard. Further, we find that these measures will assist the EPT, as consent holder, in conjunction with the relevant agencies, to manage traffic and transport issues in a more holistic manner in a

²⁰ Ibid paragraph 150

²¹ Resource Management Act s16 Duty to Avoid Unreasonable Noise.

²² Ibid paragraph 220

²³ Management Plan

way that mitigates adverse effects on both the transport network and the amenity of neighbouring properties, and which maintains the safety of concert attendees.

In this regard, detailed conditions were imposed regarding the content and implementation of a Transport Management Plan including post-concert traffic management and associated monitoring/enforcement.

General Amenity Effects

It is noted that the Commissioners heard a particular theme of concern expressed by submitters in opposition to the proposal relating to the effects of large crowds on residential streets, with reports of incidences of anti-social behaviour, litter, safety issues and vandalism.

The Panel²⁴ were satisfied that implementation of the Operating Management Plan (referred to above), along with other relevant management plans, and in accordance the detailed condition amendments proposed, will be sufficiently robust to manage and further mitigate the types of amenity-related effects that were brought to their attention.

Further we note that a key component of the operation of Eden Park is Community Consultation and Communication Management Plan that is required as a condition of the consents and within the AUP. This provides for comprehensive community consultation and communication with respect to all events but particularly concert events, when they will occur and how they will be managed to minimise impacts on the surrounding residential neighbourhood.

Displacement of sports events

The Panel considered an issue of concern for some submitters being the potential displacement of primary activities (sports events) from Eden Park as a result of increased concerts at the venue. It found²⁵:

While it appears likely that there will be a reduction in domestic-level cricket at Eden Park in the future, the Panel concludes that this is only one of the primary activities provided for under the Eden Park Precinct. We consider that there is a significant range of community and other activities now hosted at Eden Park that offset this reduction in sports activity, and these serve to broaden the range of primary activities that are held at the stadium and the people who would be attracted to such events. We also acknowledge that while there will no doubt be some variability as to the number of primary activities and concert events in any given year, the increased number of concerts sought by this application (albeit limited to six 'acts') will not lead to concerts becoming the dominant activity at Eden Park, or displacing the now increased range of primary activities held there.

Panel Conclusions

The Panel considered the application as a Non-Complying Activity. Therefore, the proposal needed to satisfy either that the effects were minor under s104D(1)(a) or not be contrary to any specific

²⁴ Ibid paragraph 229

²⁵ Ibid paragraph 239

objectives and policies of the plan (i.e., the AUP) under s104D(1)(b.) The Panel concluded²⁶, again with our emphasis, that:

As we set out above, we agree with the Applicant in terms of the conclusions set out in its evidence as to s.104D(1)(a) and find that the adverse effects of the proposal on the environment will be more than minor, on those occasions when concerts are held, along with ancillary components such as the pack-in and pack-out activities.

However, we also conclude that the proposal will not be contrary to any specific objectives and policies of the plan (i.e., the AUP) nor in an overall sense, and in particular those relating to the Eden Park Precinct as set out in Chapter I310 of the AUP.

The Panel found that, the actual and potential effects from the proposal are found to be acceptable, even though they are more than minor, because²⁷:

In terms of positive effects, concerts bring positive economic benefits to the region with increased visitation and spend. In addition, the ability for Eden Park to host events makes efficient use of a physical resource and contributes to Auckland's social and economic wellbeing, enabling Auckland residents and visitors to enjoy a variety of concert performances from a variety of artists/acts.

In terms of adverse effects, including those in relation to amenity, noise, transport, lighting, social and cumulative effects, while being prominent during the concerts, can all be adequately mitigated. This will be achieved primarily through the implementation of a range of management measures and by restricting the frequency, duration and timing of concert events.

3.4 Compliance and Complaint History

Auckland Council has also provided a summary of any compliance history since the adoption of the AUP in 2016. Aside from noise complaints there has been one complaint about light glare from floodlights where no non-compliance was identified, and two building complaints relating to drainage and flooding.

In respect of noise complaints there have been 86 since 2016. Many of the Pre 2021 records are one offs i.e. from the PA system, from indoor events, from air conditioning units or have been miscoded. The biggest source of single day complaints with 24 complaints came from the Travis Scott concert on 30 October 2024, six related to the 660 and six for the Coldplay concerts. All had onsite noise monitoring. These items were all investigated with no further action required.

²⁶ Ibid paragraphs 266 and 267

²⁷ Ibid Reasons for Decision III (a) and(b) page 71

4 Justification for removing or amending provisions in the AUP

4.1 Property Economics Report

Attached as **Appendix A** is a concise report from Property Economics Ltd that undertakes a high-level evaluation of the potential economic impacts associated with local regulations on the operation of events at Eden Park. We note the conclusions that:

Ultimately the assessment found that, given the scenarios, there is a negative net impact on economic growth and employment, at a both a regional and national level, because of restrictive planning provisions associated with Eden Park. We have conservatively estimated there is foregone economic activity of \$432 million over a 10-year period to the Auckland region, and foregone economic activity of \$190 million over a 10-year period to New Zealand.

We further estimate that the foregone \$432m of net regional activity could have supported up to 751 additional jobs in the Auckland region, and that the foregone \$190 million of net national activity could have supported up to 325 additional jobs in New Zealand.

Additional to this impact would be the potential benefit of attendee retention if fewer attendees need to travel to other countries to go to events that New Zealand cannot host under current restrictions and the potential for events to continue to tour the country generating additional economic benefits.

We have also read a further recent report²⁸ from Auckland University titled 'The Economic Contribution of Eden Park to the Auckland Region'²⁹. This also concludes:

Overall, within the scope of this study, events at Eden Park make a clear positive contribution to Auckland's economy. The magnitude of that contribution depends on who attends, where and how money is spent, and the degree to which revenue is retained in Auckland. This analysis has employed a rigorous and detailed approach, accounting for displaced local spending, revenue that flows out of the region, and the structure of local supply chains to estimate both direct and flow-on effects. The results point to meaningful regional gains under current patterns. The scenario analysis suggests that an expanded event schedule can enhance the contribution within existing consent and capacity settings. While the figures are not forecasts and remain contingent on the assumptions discussed, the framework is transparent, reproducible, and readily updated as new evidence becomes available. It provides a sound basis for comparing future scheduling options and estimating the potential impact of events at the stadium.

On purely economic grounds there is a case for amendments to the AUP to provide a simpler and more certain planning framework for the operation of events at Eden Park.

²⁸ <https://www.auckland.ac.nz/content/dam/ua/auckland/news-and-opinion/2025/09/eden-park-report/EVA-Eden-Park-FINAL.pdf>

²⁹ At page 38

4.2 Eden Park Trust Board's Position

We had a meeting with Mr Nick Sautner the Chief Executive of the Eden Park Trust along with his Planning Consultant, Mr Mark Vinall on 8 October 2025. We also had a subsequent meeting to discuss the Trust Board's preferred amendments to the AUP. At the latter meeting Mr Sautner agreed to prepare an outline³⁰ of what he considers to be the key reasons why the current Auckland Council consenting requirements impose substantial barriers that hinder the stadium's ability to attract, plan, and deliver world-class events. He was of the view that the existing consent framework creates several key challenges, including uncertainty for promoters, restrictions on event days and times, operational constraints, and increasing compliance costs. He also was of the view that the concert cap means that Eden Park needs to prioritise large events and sacrifice smaller events to make the most of the allocation.

In particular, Mr Sautner considered that there are:

- **Impacts on Securing Concerts and Entertainment Events including:**
 - Uncertainty and risk for promoters through needing an event-by-event assessment: Each proposed event often triggers a complex and time-consuming approval process with no guaranteed outcome.
 - Ambiguity in interpretation: Council officers' varying interpretations of consent conditions lead to inconsistent application of requirements, adding to promoter anxiety.
 - Timing uncertainty where for large events the consents need to be in place before events can be secured, there is administrative burden and unnecessary costs if consents are obtained but the event is not secured.
- **Restrictions on Event Days and Times** including capped number of events, curfews and sound restrictions, fixed seasonal constraints.
- **Cost and Complexity of Compliance** needing detailed operating plans, specialist reporting i.e. acoustics, traffic management, and crowd modelling and cumulative compliance costs.
- **Industry Impact and Lost Opportunities** through uncertainty and rigidity of the consenting process have tangible economic and reputational consequences:
 - Promoters frequently bypass Auckland in favour of more flexible international markets.
 - Local suppliers, hospitality operators, and tourism providers lose substantial economic opportunities.
 - Auckland's global profile as an event destination is diminished when the national stadium cannot consistently host major entertainment events.

³⁰ Barriers from Auckland Council Consenting Requirements Impacting Events at Eden Park. Eden Park Trust 15 October 2025.

- **Overall Restrictions** – Impact on Events with the key restrictions being:
 - Limited to 25 nighttime events per year (nighttime defined as 30 minutes before sunset).
 - No more than four nighttime events within a 35-day period.
 - No daytime activity permitted within 24 hours of a nighttime event.
 - Maximum of four concerts permitted within a four-week period.
 - No Sunday night events permitted.
 - When a concert is held, at least one weekend must remain free every five weeks.
 - Nighttime events restricted to between 7.30 pm and 9.30 pm (cricket permitted until 10 pm year-round).
 - Functions, meetings, and conferences limited to 2,000 attendees
- **Lost/Constrained Event Opportunities**
 - Major Sporting Content such as Big Bash League, NRL Magic Round, Triple header weekends.
 - Concerts and Festivals i.e. artist residencies (five shows in seven days), the use of the Outer Oval, Festivals and smaller artist and community festivals.
 - Community, Cultural and Exhibition Events such as Polyfest, Diwali, Te Matatini, Fashion Week, Exhibitions, and large-scale trade shows such as Christmas in the Park, Food & Wine Festival, Armageddon etc, complementary large-scale activities such as marathons, charity walks, or community fundraising events (e.g. starting or finishing inside the stadium, attracting up to 50,000 people).
- **Further Impact - Traffic Management** where currently all events over 5,000 people require the implementation of a traffic management plan authorised by Auckland Transport. This places a significant burden on the costs associated with hosting an event. The current threshold and requirements for the implementation of a TMP are too low and result in unnecessary and unwanted restrictions and disruption for surrounding neighbours.

Mr Sautner summarised what were the key opportunities for reform include:

- **Permitting a broader range of events:** Allowing a wider range of non-sporting events to occur as permitted activities, aligning with those of other regional venues, such as festivals, markets, exhibitions, displays, trade fairs, community and cultural events.
- **Increased event allocation:** Allowing additional event days (including Sundays) and later operating hours within reasonable noise and community impact thresholds.
- **Curfews:** The curfew time in the concerts consent of 11pm is acceptable however flexibility on New Years Eve would assist in attracting other events. For sporting events, a curfew of 10.30pm is desirable to cater for different sporting format (rugby, league, cricket, football) and providing variability of curfew times would assist in meeting international broadcasting

requirements, such as India International Cricket matches and Australian sporting leagues such as the NRL.

- **Predictable, transparent decision-making:** Providing certainty for Eden Park, promoters and the community through clear, consistent guidelines and timelines, particularly in relation to traffic management.

5 Auckland Unitary Plan Provisions

The Eden Park Precinct sits under a zone-based chapter known as the Special Purpose - Major Recreation Facility Zone (part 18 of the AUP). This includes 20 major recreation facilities including sports arenas, showgrounds, events centres, racecourses, motor-racing tracks, the Auckland Zoo, and Museum of Transport and Technology (MOTAT). The zone contains general objectives and policies which guide the operation and development of current and future sites.

There are no rules or standards that apply in this Zone, rather they are contained within Precincts that apply to each individual Major Recreation Facility.

5.1 Scope of Changes

We now turn to the specifics of the AUP after considering the extensive planning history behind the operation of Eden Park and the economic rationale for change. We consider that a number of amendments could be made to the Eden Park Precinct provisions to lessen or mitigate their negative impact on economic growth and employment. We have also had the benefit of considering and discussing Mr Vinall's proposed amendments.

We also recognise that the existing Eden Park Precinct provisions are now quite dated and that there have been a number of contextual changes to the way Eden Park can operate particularly in relation to a move from being a primarily sports and recreation venue to one that can hold the largest stadium concert capacity in the country. We also note the consensus position that the City Rail Link and other rail and bus improvements will also greatly assist in getting more patrons to and from Eden Park in a safe and efficient manner. There is also a complex consent framework that could be embedded in the AUP to improve regulatory certainty.

We outline the basis for the key changes below with a tracked change version of proposed changes, as the basis for consultation, included in **Appendix C**.

5.2 I310. Eden Park Precinct

The Eden Park Precinct (part I310 of the AUP) contains additional objectives, policies, activities, standards and assessment matters which are specific for Eden Park. We consider each provision below, in the order in which it appears in the plan.

5.2.1 I310.1 Precinct Description

Mr Vinall proposes changes to include reference to Eden Park as New Zealand's National Stadium and to it also being a premier entertainment facility alongside it being one of New Zealand's premier

sporting venues. In light of the now consented 12 concerts per year we agree that a change in the Precinct description is worthwhile but without any reference to Eden Park being the National Stadium.

5.2.2 I310.2 Objectives

There are three 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.*

We observe that concerts of any size are not considered as a primary activity. Further, Objective 3 recognises that by virtue of their nature, character, scale and intensity, primary activities generate adverse effects on surrounding land uses which are not able to be fully internalised.

Mr Vinall recommends amending Objective 1 to remove the word 'primary' and the emphasis on only day time non-sporting events, and to expand the list of recognised entertainment events including concerts and festivals; displays and exhibitions; markets, fairs and trade fairs; cultural and community events; functions, gatherings, conferences and meetings.

We accept that there should be recognition of a wider range of activities but would seek to include major entertainment events rather than all entertainment events considering the capacity that Eden Park has compared to other venues and the clear advice from Noise experts in the 2024 '12 Concert' consent process that 12 major concerts, (>30,000 patrons), per year would be at the 'upper limits' of acceptability. Consequential changes are also proposed to the Objectives 2 and 3 and are outlined in **Appendix C**.

5.2.3 I310.3 Policies

There are 5 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.

Policies 4 and 5 are particularly applicable to this report. Policy 4 directs management of adverse effects of the operation of Eden Park on surrounding properties amenity values. Policy 5 relates to further mitigation of adverse effects that cannot be fully internalised through mitigation by limiting or controlling scheduling, duration and frequency.

Mr Vinall recommends some significant changes to remove references to primary activities to a more diverse range of activities that could occur within the Precinct. He also proposes to dispense with Policy 5 and incorporate parts of this into Policy 4 but removing all references to scheduling, duration and frequency.

We agree that it is desirable to make changes to objective and policy framework as it is enabling but as drafted is narrow in its scope and we suggest open to interpretation. We agree that the removal of 'primary' and 'compatible' activities is necessary as the distinction is artificial and therefore Policy 3 can be shortened as it now only relates to accessory activities that provide a support function. We also recognise the view of Mr Vinall that changes are desirable to align a broader range of activities with those permitted in other Major Recreation Facility Precincts.

However, we consider that for Major Concert Events that scheduling, duration and frequency should be part of the toolbox for managing adverse effects of the operation of Eden Park on surrounding properties, under Policy 4 which can also be combined with Policy 5. A revised set of four policies is included in Appendix C.

5.2.4 I310.4 Activities

The AUP then lists Primary Activities, Accessory Activities and Compatible Activities.

Daytime/Nighttime

Firstly, the AUP has a distinction between day time and night time.

For the purposes of this precinct the following applies:

- *day time activities are those undertaken between 30 minutes before sunrise and 30 minutes before sunset on the same day. For clarity, any activity that continues longer than 30 minutes before sunset is defined as a night time activity.*
- *night time activities are those undertaken between 30 minutes before sunset on one day and 30 minutes before sunrise on the following day. For clarity, any activity that continues longer than 30 minutes before sunrise remains defined as a night time activity.*

We were advised by Mr Vinall that this definition was formerly a condition of the floodlights and redevelopment consents controlling any night time game requiring the use of lights and was carried through to the AUP. The definition was drafted so any match requiring lights is a 'night time activity' (which are limited to 25). His view is that the definition is unique to Eden Park and is not replicated

elsewhere in the AUP. The 30 minute timeframe was the period required to warm the former halogen flood lights up and cool them down.

Further, Mr Vinall advised that light spill is no longer an issue as the floodlights have been fully incorporated into the stadium roofing. Originally the floodlights were on structures sitting well above the roofline. The lighting was also upgraded during the FIFA Women's World Cup to LED's and is more directional and has less spill. The lights can now be independently and instantly turned on and off.

In our view, the finish time of an event is the relevant issue rather than whether it is carried out during daytime hours or not. On this basis we consider that the distinction between day time and night time is not necessary in light of the predominance of major sport and concert events that are now carried out in the evening period. Therefore, the above references to daytime and night time can be deleted.

Table I310.4.1: Activity Table

The activity table also makes a distinction between Primary, Accessory and Compatible Activities. Development Activities in the Eden Park Precinct that prescribe the activity status for building, or bulk and location, matters have not been considered. The Activity provisions are:

- Permitted Primary Activities are organised sports and recreation, informal sports and recreation and non-sporting activities all undertaken during the day time. We would observe that this is a very narrow range of Primary Activities for a modern Stadium particularly as Eden Park has the largest capacity in the country.
- Controlled Primary Activities (meaning resource consent must be granted) are organised sports and recreation undertaken during the night time where we note that the 2017 'Global Consent' granted was for the generic use of the stadium at night time for sport and recreation under a comprehensive suite of management plans. Also controlled is any primary activity not meeting Standard I310.6.4 (Traffic Management) but meeting all other standards unless otherwise specified.
- Accessory activities are also permitted. Any accessory activity not meeting Standard I310.6.4 (Traffic Management) but meeting all other standards is controlled.
- In relation to Compatible Activities, Functions, gatherings, conferences and meetings, sports, recreation and community activities, filming activities, professional fireworks displays meeting Standard I310.6.13 and Helicopter flights meeting Standard I310.6.14 are permitted.
- Any compatible activity not meeting Standard I310.6.4 (Traffic Management) but meeting all other standards is controlled.
- Professional fireworks displays and Helicopter flights not meeting the relevant standard are Restricted Discretionary Activities meaning that Council ability to grant or decline consent is restricted to certain matters.
- Up to 6 concerts in any 12 month period is a Discretionary Activity meaning Resource consent is required and may be granted or refused for any relevant resource management reason. It should be noted that Resource Consent for 6 concerts was granted in 2021.

- More than 6 concerts in any 12 month period is a Non-Complying Activity. As threshold matters, the proposal must be assessed to determine whether its adverse effects on the environment will be no more than minor or whether it will not be contrary to the objectives and policies of the Plan. Resource Consent for 12 concerts from 6 different artists was granted in 2024.

We consider that the activity table can be amended to enable a greater range of activities at Eden Park and the distinction between primary and compatible events is unnecessary. We also believe that the emphasis on primary activities being limited to daytime hours is unrealistic.

Where we depart from Mr Vinall is in relation to unrestricted allowance for major concert events where the new baseline is the 12 Concerts permitted by consent in 2024. We consider that there should be a Discretionary Activity for additional Major Concerts above that number, but with an increased allowance for smaller scale events. However, we do not understand why there should be a limitation of six artists, as granted in the 2024 consent, as it is the event rather than who is playing that is the primary factor, as long as pack in and pack out activities are well managed. We also consider that a lower activity status is more appropriate than non-complying seeing as these types of events can be appropriate at this facility provided the effects can be managed.

In relation to other activities, Mr Vinall advises that these mirror those provided in other Major Recreation Precincts and enable a wider range of events. What we do agree on is to recognise that Eden Park is not just a 'sporting' venue, which is inherent in the way the Precinct provisions are currently drafted. An amended activity table is included in **Appendix C**, but we make the following observations.

- The increase for unlimited smaller events has been increased to 10,000 crowd capacity to take into account smaller festivals, events, markets and the like should they be programmed.
- An entirely arbitrary standard of 20 other entertainment events and concerts between 10,000 and 30,000 people is proposed to provide for the flexibility sought by the Eden Park Trust. The primary concern here is that a concert of perhaps 29,000 capacity, could produce the same noise from amplified music as a concert at 31,000 capacity. As stated, we note the advice of the noise consultants in the 2024 '12 Concerts' consent process that 12 large concerts is at the upper limit of acceptability. In this regard we consider that this potential change should only be finalised once consultation has been undertaken.

5.2.5 I310.6 Standards

There are 15 Standards within the Eden Park Precinct with the primary restrictions being:

1. **I310.6.1. Noise** where the noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must not be greater than the noise limits in Table I310.6.1.1

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}

There are also conditions applying to the measurement of noise related to activities excluding fireworks displays and helicopter flights.

We have received a memorandum from the acoustic adviser³¹ for the Eden Park Trust that is included in **Appendix B**. This states:-

Conceptually, noise rules for major recreation and entertainment facilities are based on the principle that surrounding residents will tolerate a higher level of noise from short term events, if the events are infrequent and of limited duration. While the noise levels at the time may annoy some people, this inconvenience is regarded as reasonable considering the social and cultural benefits to the wider community that arise from these events.

A number of stadia facilities in New Zealand have a 'three stage noise control regime' in place along the following lines:

- a) a noise limit of 55 dB LAeq for 'everyday' activities;*
- b) a noise limit of 65 dB LAeq for weekly sports events and other activities with amplified music; and*
- c) a noise limit of 75 dB LAeq for infrequent special events such as concerts (6 to 12 per year).*

In addition to these noise limits, events are generally restricted from taking place during the important 'noise night-time' (after 10pm or 11pm) when residents remain protected by the normal night-time noise limits (typically 40 or 45 dB LAeq). In my opinion, the three staged noise approach discussed above forms an appropriate basis of control for sports stadia.

Marshall Day outline proposed modifications to the Eden Park Precinct noise rules as a result. The most notable change is the replacement of Table in Table I310.6.1.1 with three tables differentiating between:

- Table I310.6.1.1: Noise standards for all activities other than those specified in the tables I310.6.1.2 and I310.6.1.3
- Table I310.6.1.2: Noise standards for organised sport and recreation and nonsporting events
- Table I310.6.1.3: Noise standards for concerts, sound testing and balancing and pack-in and pack-out activities

These tables also differentiate noise limits between higher noise limits from 8.00am to 10.30pm and lower noise limits from 10.30pm to 8.00am. We have included these in full in **Appendix C**.

³¹ Eden Park Noise Rules – Marshall Day Acoustics - 22 October 2025

We observe that the '12 Concerts' consent in 2024 granted consent of a finishing time of 11.00pm so these would not be a permitted activity although the Eden Park Trust can still operate under the granted consent. Under Marshall Day's proposed amendments to the noise standards, concerts would be permitted activities only if they stopped producing higher noise levels at 10.30pm. In practice, this would create a finish time for concerts of 10.30pm on any day.

We would also emphasise however that we are not acoustic consultants, and the precise wording of the standard and any unintended implications should be considered by at least Auckland Council and its acoustic advisers during the consultation period.

2. **I310.6.2 Lighting** with curfew hours for lighting between 11pm-7am and a range of other performance standards.

Mr Vinall has recommended a suite of changes to the lighting standard. The most notable is the extension of curfew times from 11.00 pm to 12 pm midnight. We have also considered the lighting reports from the first concert consent and the information on the LED lighting upgrade. We were advised that are three main issues relating to the floodlights are:

1. Removing restrictions to use the floodlights as light spill effects have been minimised through upgrades to modernise the lighting system.
2. The use of the floodlights, ancillary to events is enabled (regardless of time).
3. Feature lighting of the exterior of the stadium should be enabled as it is restricted to no more than 25 occasions during a 12 month period and is de-energised by 10.30pm.

We agree that the lighting standards should be changed to delete the prescriptive controls designed for floodlighting as the stadium lighting has been significantly upgraded. The curfew for when stadium lighting can be used should be changed as the 2024 consent for 12 concerts was to 11.00pm and the need for safety reasons for adequate lighting is available for concert egress. We also support the new clause of the standard requiring reduced event performance lighting as soon as it is safe to do so in any event.

We do not consider that the standard on feature lighting should be changed at this time as we have no evidence or assessment of what the implications of no restrictions on neighbouring properties may mean. Other than this, we consider that the standards can remain as is with an update to the year to the latest version of the AS/NZ Standard that applies. We would recommended that Auckland Council, in particular, advise of its support or otherwise to the amendments, in particular the change to the lighting standard from 1000 to 70,000 candelas, in **Appendix C**.

3. **I310.6.3 Special lighting Events** where the total number of special lighting events in any 12 month period must not exceed 25 Events.

In light of the changes above we agree that this standard can be removed as this would allow floodlights to be used for all events, where necessary.

4. **I310.6.4 Traffic Management** where one of the following must be met

1. *Activity undertaken in accordance with a Transport and Traffic Management plan authorised by AT.*

2. *Organised sport that generates less than 5000 people does not require closure of public road.*
3. *Any other activity undertaken at night time which generates less than 2000 people does not require closure of public road.*

We note Mr Sautner's view on the Traffic Management Plan (TMP) and its implementation expressed in his letter concerning restrictions. In Mr Vinall's view, the implementation of a TMP is to ensure that patrons access and egress the stadium safely while minimising the disruption to local residents and businesses. The current thresholds are considered by the Eden Park Trust to be too low and place an unnecessary burden on both Eden Park and local residents and businesses.

Further, it is Eden Parks view that the closure of Sandringham Road should be the determinant which is circa 30,000 people. For events with less than 30,000, Eden Park can manage any local road restrictions required. Mr Vinall is of the view that Eden Park has a proven track record for traffic and crowd management since Rugby World Cup 2011. We also understand that there have been upgrades to the local roading network to cater for more pedestrians including pedestrian crossings and wider footpaths.

With one exception, we have included the changes sought by Eden Park but would strongly recommend that Auckland Transport consider any implications of having a cut off for a specific Traffic Management Plan set at 30,000 crowd capacity. We also were advised that a generic Traffic Management Plan exists for events less than 30,000 crowd capacity and consider this should be embedded within the standard in the same way as a current Operating Management Plan for events is prepared and updated when necessary.

5. **I310.6.5 – I310.6.9 and I3106.15** - Not applicable to this report as these relate to Parking (now deleted), Screening, Interface Control Areas, Height in Relation to Boundary, Yards and Temporary Buildings and Structures.
6. **I310.6.10 Primary activities undertaken during the day time with:-**
 - *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.*
 - *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*

Table I310.6.10.1 Number of non-sporting activities

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

Mr Vinall considers that this standard should be deleted as the removal of daytime activity restrictions would align with other Major Recreation Facility Precincts. The removal of the standard would also allow use of Eden Park for limited numbers of concerts and for any other non-sporting events in principle during the day subject to meeting noise limits. We agree with this approach.

7. I310.6.11 Organised sports and recreation activities undertaken at night time on the Number 1 field where the following standards must be met:

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.*

We have provided emphasis to the restrictions that apply to scheduling night sports and recreation activities. This standard is the primary driver for the consent workload for Eden Park as is shown by the record of consents we have received from Auckland Council. Mr Vinall states that these provisions were originally conditions in the redevelopment and Rugby World Cup consent and were rolled into the AUP. He was of the view that they are structured around rugby and cricket matches and are not flexible enough to cater for changes in sporting formats or to provide for other non-sporting events at night time.

We agree with that perspective as the standard is very restrictive and has resulted in a number of consents being granted where one or more of the specific limits has been breached. In our view, as long as an event is completed by 10.30pm, (which is where the limits change under the proposed changes to the noise standard), the other prescriptive standards should not apply.

One area of including those that relate to sporting events on a Sunday which depending on scheduling may need to occur from time to time. We note that while many District Plans have moved away from rules that have historically restricted activities on Sundays, we also recognise the views of the Commissioners in for the 2024 '12 Concerts' consent who took a different view where Sundays can be seen as a day of respite. We would seek further comment on this specific change through the consultation process.

8. I310.6.12. Functions, gatherings, conferences and meetings

1. *The crowd numbers within the precinct's function facilities must not exceed 2,000 people.*

2. *This activity must not be undertaken at the same time as any primary activity or sports, recreation and community activity that has a cumulative capacity greater than 10,000 people.*

We see no reason for this standard. Eden Park is a major facility and can accommodate relatively large numbers in its lounge areas and recommend that this be deleted. We also do not see any reason why a function or gathering cannot take place at the same time as another event, even though that may be unlikely in practice.

9. 1310.6.13. Professional fireworks displays where:

1. *Displays are limited to three in any 12 month period*
2. *Displays must not exceed 15 minutes in duration.*
3. *Displays must be finished by 10:30pm.*
4. *Fireworks must be discharged at least 120 metres from any residential zone.*
5. *Displays must comply with 140dB LZpeak at any point in the audience area and within the boundary of any activity sensitive to noise.*

We agree with the position that there is a difference between a fireworks display as the main event and fireworks that are associated with an event or performance including pyrotechnics which are now common at sporting events and concerts. When ancillary to an event or performance the key effects are covered but clauses 4 and 5 which cover noise and separation distance from residential zoned land should remain. We also have some doubts about whether a fireworks display as a one off display only are contemplated.

10. 1310.6.14. Helicopter flights

1. *There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).*
2. *Landing and departures must take place at least 100 metres from any neighbouring site.*

There is one change proposed to amend '12 month period' to 'calendar year' to be consistent with a similar change made to this terminology accepted in the 2021 '6 Concert' consent.

11. 1310.X.X Entertainment events including concerts and festivals

Mr Vinall has recommended that a new standard be prescribed to take into account the finishing time and total duration as follows.

These activities must meet all of the following standards:

1. *Any entertainment event is restricted as follows:*
 - a. *The event shall finish no later than 11:30pm (except on New Years Eve where the finish time shall be no later than 1.00am);*

- b. The total duration of the event, being time between the commencement of the first (or single) performance/act and the conclusion of the last (or single) performance/act, must not exceed eight (8) hours.*

Mr Vinall proposes to add the new standard concerning timing and duration of entertainment events including concerts regardless of crowd size. This is taken from the concert conditions with a change to the duration to provide for festivals. We would prefer that there was a concert curfew of 11.00pm to provide more certainty to the neighbouring community and to align with the 2024 '12 concert' consent conditions. We also note that this differs from the Noise Standard proposed by Marshall Day of lesser noise generation after 10.30pm as a permitted activity

We can see the rationale for Eden Park to hold a New Years' Eve event as there is a higher level of nighttime activity, noise and potentially fireworks on this day. However, this has not been mentioned in previous consents, would be completely new and has an unassessed level of effect. While we have included this provision, we would suggest that the position on this matter be reassessed once public consultation has been carried out.

5.2.6 I310.X.X. Community consultation and communication plan

Mr Vinall proposes that this plan which is currently in the AUP as an information requirement is included as a standard that must be complied with. He states that he appreciates that this will mean it applies to all events regardless of size, however Eden Park's outreach is an important part of the social licence, and this codifies what currently happens operationally. We have no difficulty with this approach.

5.2.7 I310.7. Assessment – controlled activities

The Matters of Control and Assessment Criteria can be deleted as there are no controlled activity provisions proposed.

5.2.8 I310.8. Assessment – restricted discretionary activities

One change to one Matter of Discretion is proposed to remove the words 'primary, compatible, or accessory' as these terms are proposed to be removed. There are no proposed changes to the assessment criteria.

5.2.9 I310.9 Special Information Requirements

This requires a Community Consultation and Communication Plan and Events Management Plan to be prepared and provided to the Council with any resource consent application for organised sport and recreation activities undertaken during the night time. The Community Consultation and Communication Plan has been now included as a standard so can be removed.

We would recommend that Events Management Plan requirement be amended to requiring an Operating Management Plan to be in place for all events.

6 Conclusions

Practical changes to administering the AUP are considered worthwhile as they are seen to be unnecessarily constraining Eden Park Trust in preparing programmes of events. After considering the

extensive planning history behind the operation of Eden Park and the economic rationale for change, we consider that a number of amendments would improve the workability of the Eden Park Precinct Provisions that currently apply.

In particular the detailed AUP provisions (for example, standards related to noise, lighting, traffic management), can be updated and modified to lessen negative impacts on economic growth and employment while still taking into account practical and reasonable safeguards for the surrounding community.

There are a number of process improvements that can be made to provide some of the certainty and flexibility sought by the Eden Park Trust in terms of the operation of the Park. However, we note there are some suggested amendments that require further evidence gathered through consultation, to determine if they are appropriate. These are related to the proposal to introduce 20 concert events between 10,000 to 30,000 patrons, the 30,000 patron standard relating to whether a specific or generic Traffic Management Plan should be required, any specific provisions for Sundays and permitted finishing times.

We also recognise that the existing Eden Park Precinct provisions in the AUP are now quite dated and that there have been a number of contextual changes to the way Eden Park can operate particularly in relation to a move from being a primarily sports and recreation venue to one that can hold the largest stadium concert capacity in the country. There have also been two recent resource consents relating to Concerts that have examined the detailed effects of that activity.

We have been told that there are other changes to the context of Eden Park since 2016 . These include:

- Changes to crowd preferences for entertainment over live sport;
- Changes to community values with regard to things such as Sunday restrictions;
- Technology changes in terms of lighting and sound systems;
- Improved operational processes for moving crowds, such as integrated ticketing, responding to complaints and managing crowds and crowd behaviour in and around the venue; and
- Improvements to local and regional transport networks.

In addition, the types and numbers of smaller but worthwhile events that can be accommodated are constrained with some being counted in the calculations of events that can or cannot be held as they would count against being the quantum of larger concert events that are now consented. We also recognise that the process for one off consents, related to sporting events that cannot meet the timing conditions, is sometimes inefficient.

We have also been very mindful of not undermining the very recent and considered analysis of many of the issues in the 2024 '12 concert' approval including frequency of large concert events and the conditions that apply to noise. This is in respect of the noise experts considering that the frequency of 12 large concerts per year is at the 'upper limits of acceptability'. We also note the contents of the memorandum for Marshall Day that recommends a modernisation of the noise rules that apply

It is noted that there are Management Plans that dictate the detailed operational parameters in terms of overall event management through the Operating Management Plans, the Traffic Management Plans and through community communications and consultation.

We have outlined the limitations of our investigation but have prepared a draft set of amended provisions for consultation with affected parties attached as **Appendix C**.

7 Recommendations

That the Minister:

- Consider the amendments to the Eden Park Precinct provisions in the AUP included in **Appendix C**;
- Seek the views of the Eden Park Trust, Auckland Council and Auckland Transport; and
- Carry out a public consultation process on the draft AUP amended provisions that apply to the Eden Park Precinct particularly those that relate to Noise, Lighting, numbers of medium sized concert events and finishing times for events.

Appendix A: Property Economics Report

PROPERTY **E**CONOMICS



ECONOMIC IMPACT OF EDEN PARK REGULATIONS SCENARIO ASSESSMENT

Client: Ministry for the Environment

Project No: 52568

Date: October 2025



SCHEDULE

Code	Date	Information / Comments	Project Leader
52568.7	October 2025	Report	Phil Osborne / Tim Heath

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Property Economics has taken every care to ensure the correctness and reliability of all the information, forecasts and opinions contained in this report. All data utilised in this report has been obtained by what Property Economics consider to be credible sources, and Property Economics has no reason to doubt its accuracy.

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Cover Image Credit: Eden Park

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1. INTRODUCTION

The Ministry for the Environment (MfE) has commissioned Property Economics to undertake a high-level evaluation of the potential economic impacts associated with local regulations on the operation of events at Eden Park, Auckland. The economic impacts are considered in terms of economic activity and employment.

This report postulates a scenario where potential events at Eden Park are not restricted by local council regulations, such as later, consecutive, or the general quantum of events.

This report does not evaluate the individual regulations themselves but considers a scenario where Eden Park is free from regulation to accommodate any events that fit within its practical limitations.

2. EDEN PARK SCENARIO

Eden Park is New Zealand's premier national stadium and one of Auckland's most important civic assets. Located in Kingsland, approximately three kilometres from the city centre, it has evolved from its origins as a low-lying playing field in the early 1900s into a modern, internationally recognised venue with a capacity exceeding 50,000 spectators.

While best known as the home of New Zealand rugby and cricket, Eden Park plays a far broader role within Auckland's urban and economic fabric. The facility anchors a significant visitor economy, hosting major international events, concerts, community gatherings, and cultural celebrations. These activities collectively attract tens of thousands of visitors each year, attracting substantial direct and indirect spending across accommodation, retail, food and beverage, and transport sectors.

Eden Park also holds considerable symbolic and social value. It contributes to Auckland's identity as a global city, reinforces civic pride, and provides a focal point for shared national moments, from All Blacks matches, where the team has remained unbeaten for more than three decades, to large-scale community festivals and cultural events.

The following outlines the process adopted to estimate the level of economic activity potentially foregone, through local regulations on Eden Park, both regionally and nationally.

To establish a baseline, the operators and event coordinators at Eden Park provided a potential scenario where the Park was not restricted by, what they believed to be, the most impactful regulations. The conditions of these events included:

- Events that would be unlikely (or were otherwise restricted in other locations) to occur in New Zealand;
- Events that were restricted by regulation rather than through practical or contractual limitations;
- A level of events over a 10-year period; and
- A proportional 'likelihood' of an event being accommodated within Eden Park.

Due to the diverse and unique nature of events these were then categorised into more generalised categories and included over a 10-year timeframe:

- 7 large (50,000 plus) sporting events
- 36 medium (approximately 30,000) events
- 35 large (50,000 plus) cultural or concert events
- 2 medium (approx. 30,000) cultural or concert events

- 60 small (under 30,000) cultural or concert events

While this process included Eden Park identifying specific events it was considered prudent to assess these (given specific information available) at a more general level. The 10-year time frame was also considered appropriate given the propensity for Eden Park to attract particular large events and the typical lead times required to secure these.

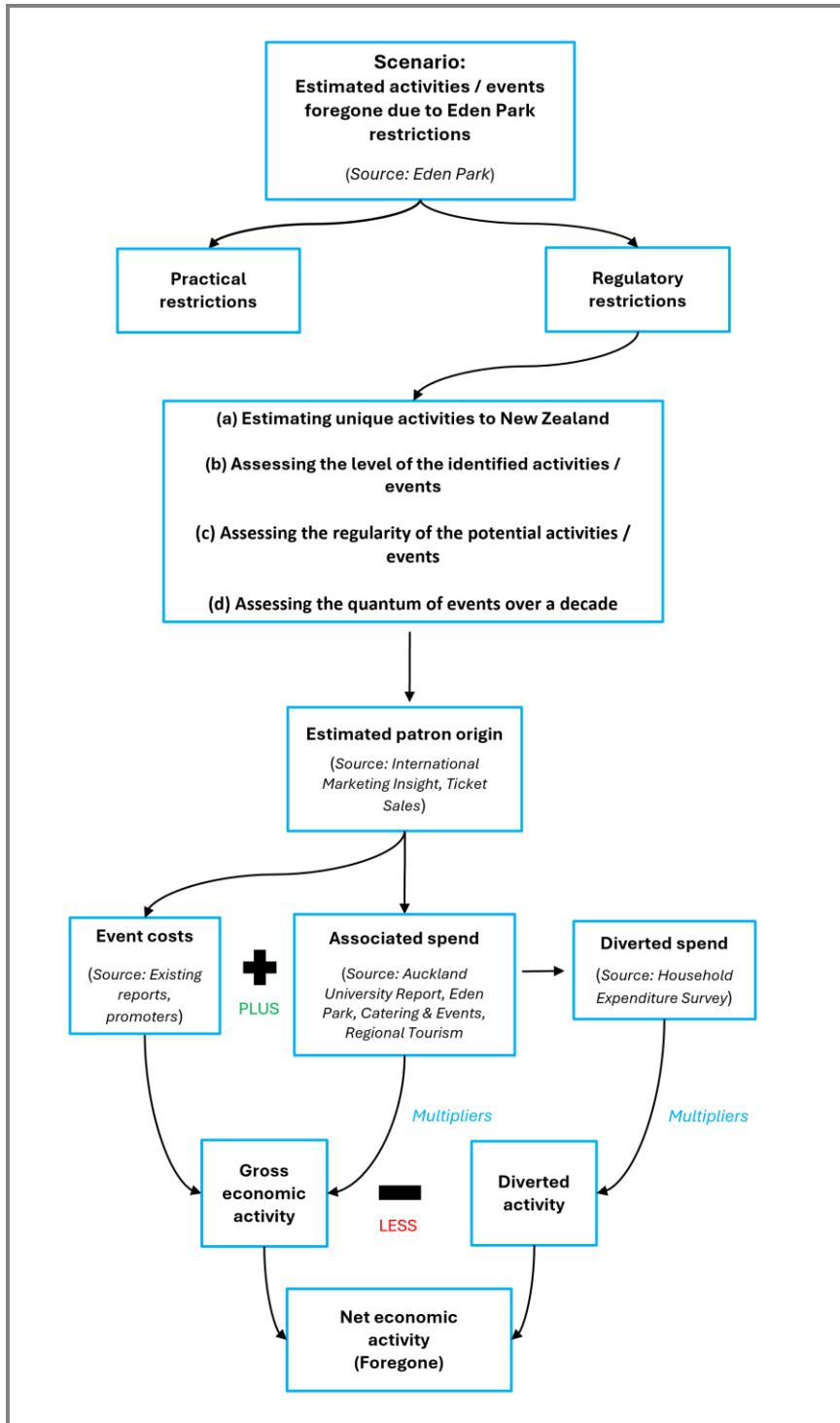
NB: There are a variety of reasons provided on an individual event basis identifying why Eden Park consider this level of activity will not be accommodated within the country. It is important to note that these scenarios were also based on specific capacities for these events.

It is also important to note that this is not an assessment of Eden Park at its capacity, but simply the potential impact of the regulations specific to Eden Park and those events that they estimate are impacting upon the Park's ability to attract events or activity that would not otherwise occur.

3. ECONOMIC ASSESSMENT OF IDENTIFIED SCENARIO

The overall approach adopted by this report is outlined in the Figure 1 flowchart below, illustrating the development of the 'missed opportunity' scenario at Eden Park.

FIGURE 1: OUTLINE APPROACH TO ASSESSMENT



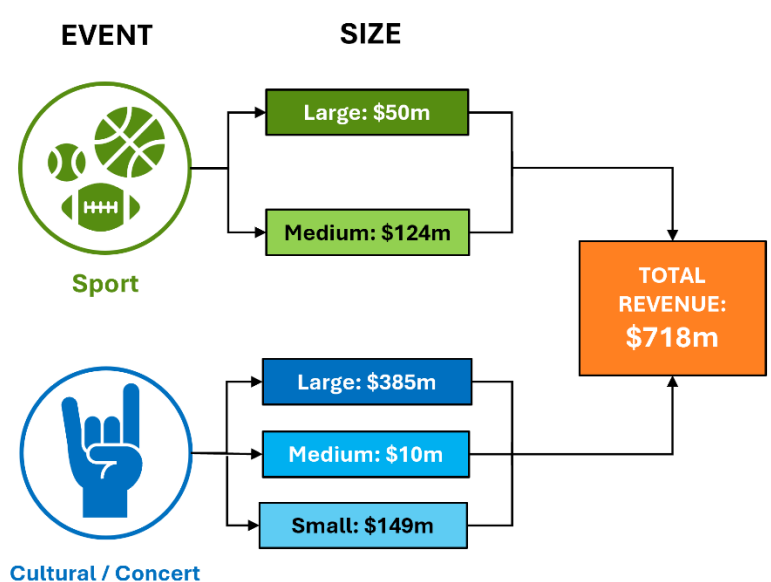
Source: Property Economics

The process includes estimating:

- Estimating the total revenue generated through the events
- Estimating the total operating cost and profit retention by activity type
- Estimating the total pre and post spending by attendees
- Estimating the proportional origin of attendees for events
- Assessing the 'flow-on' impacts of the total additional spend into the regional and national economies
- Assessing the regional and national diversion (and flow-on effects) of spend from relevant attendees.
- Providing the net additional economic activity to the regional and national economies

Utilising the information provided by Eden Park, Diagram 1 outlines the estimated event revenue estimates, assuming capacity attendance.

DIAGRAM 1: EVENT REVENUE ESTIMATES (10 YEARS)



Source: Property Economics

Following this both operational cost estimates and profit retention were calculated for each of the event types. Event costs were averaged based on size and event type, while profit retention was assessed utilising proportions in an earlier Auckland University study¹. Additionally, spending by attendees was estimated for:

- Retail spending at event
- Pre and Post event spend
- Transportation
- Accommodation

This spending was estimated through Eden Park Catering and Events, Regional Tourism Indicators and the Auckland University report.

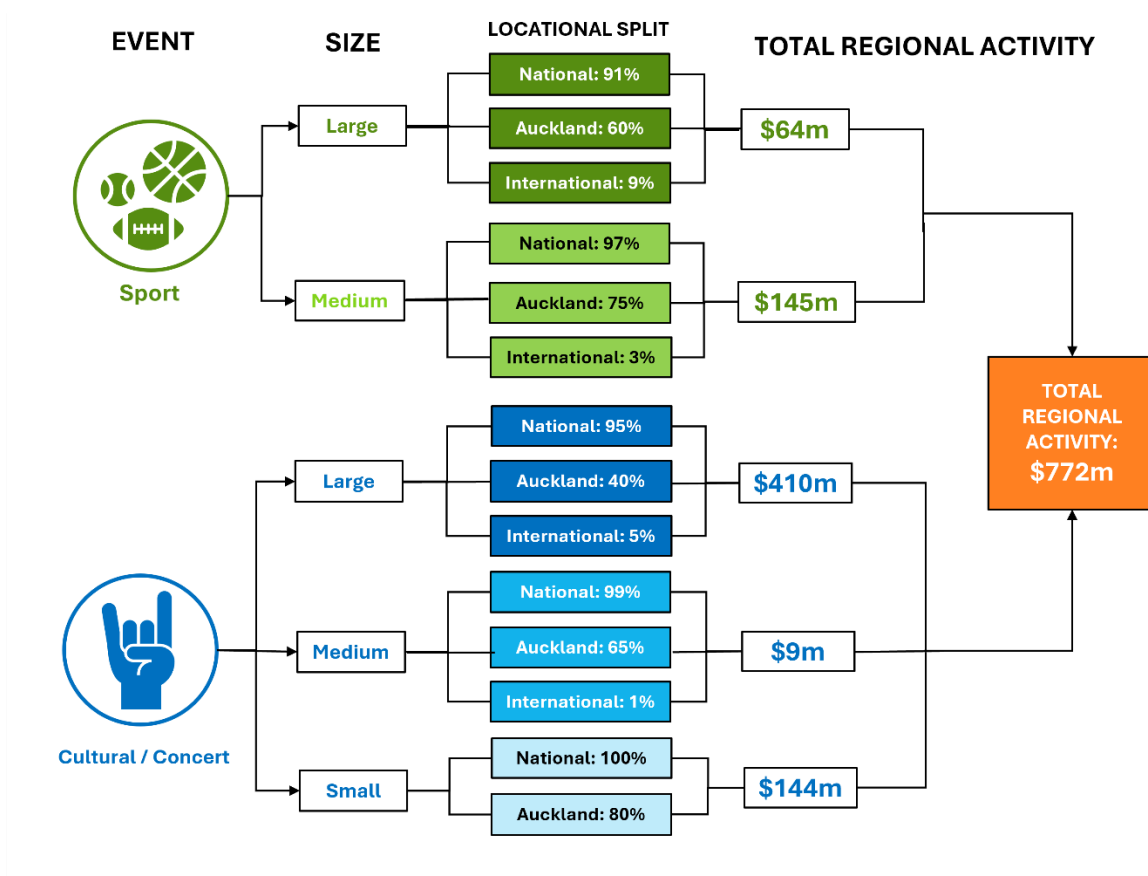
A key contributor to the level of economic activity generated both regional and national is the origin of the attendee. Essentially, greater proportions of visitors to Auckland improve the overall net regional impact, while international visitors are more likely to improve the net national benefit².

The proportions adopted for the above scenario conditions have been estimated from the International Market Insight data and Ticket Sales for previous events. As stated, the resulting level of net activity is sensitive to these assumptions and is typically driven by event size and type (e.g. lower impact for sporting than concerts).

Diagram 2 below outlines these proportions and the resulting impacts.

¹ *The Economic Contribution of Eden Park to the Auckland Region, Auckland University 2025, Table 6 page 21. Some of the overall extent of impacts differ from this assessment due to event size and origin of attendee.*

² *Note that the potential diverse of international visitor spend has not been assumed*

DIAGRAM 2: EVENT ATTENDEE ORIGIN AND TOTAL IMPACTS


Source: Property Economics

Diagram 2 above also provides the level of total regional and national activity resulting from the aforementioned event costs and associated attendee spend. These are subsequently assessed through an Input Output (IO) model³ that provides for linkages that result from spending within the (ANZSIC⁴) categories. As indicated in Diagram 2 the resulting total economic activity generated by the events is in the order of \$772m regionally and \$867m nationally over a 10-year period.

Finally, the assessment considers the fact that spend through regional and national attendees was likely to be spent nationally if the event was not attended⁵. This is undertaken by considering the level of regional and national attendees by event type and assessing the level of event spend by Aucklanders and New Zealanders.

³ Note this modelling is limited by utilising fixed ANZSIC relationships and prices as well as excluding any supply-side constraints.

⁴ Australia and New Zealand Standard Industrial Classifications

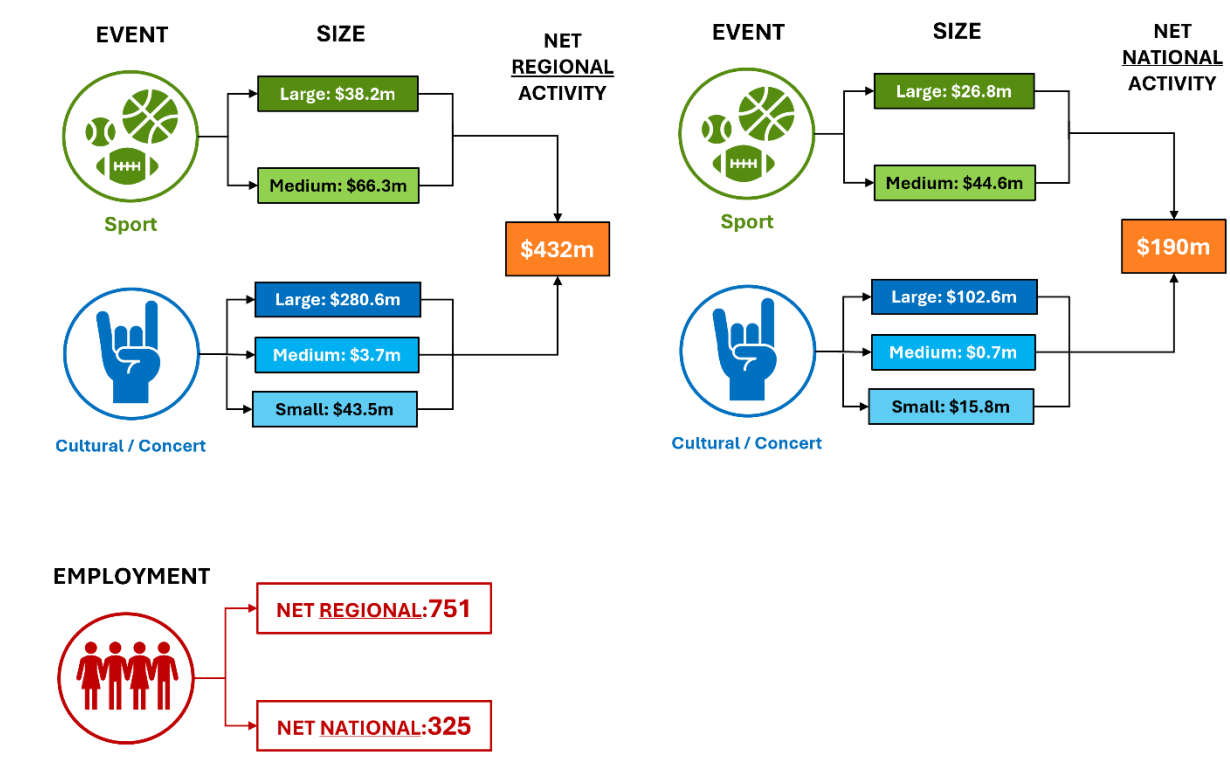
⁵ This assumption is considered in the sensitivity analysis where a possible alternative is the event (and associated spending) leaving the country.

For example, an Auckland attendee for a large concert spends on average \$200 on the concert that would have otherwise been spent on an alternate bundle of goods (estimated through the House Expenditure Survey – HES) with that spending having regional and national flow on effects. Both the level of economic activity and associated employment have been assessed through IO modelling.

3.1. ESTIMATED IMPACT ON ECONOMIC GROWTH AND EMPLOYMENT ASSOCIATED WITH EDEN PARK PLANNING RESTRICTIONS

Diagram 3 identifies the estimated negative impact on economic growth and employment associated with Eden Park planning restrictions over a 10-year period.

DIAGRAM 3: TOTAL NET ECONOMIC IMPACT BY EVENT CATEGORY



Source: Property Economics

We estimate that the net regional impact is \$432 million of foregone economic activity over a 10-year period, i.e., the Auckland region is foregoing up to \$432 million over a 10-year period because of restrictive planning provisions.

We note that this figure includes expenditure diverted to Auckland from attendees within New Zealand, who we assume would have otherwise spent their money elsewhere in New Zealand.

We estimate that, over that same 10-year period, the net national impact is \$190 million of foregone economic activity, i.e., New Zealand's economy foregoing \$190 million over a 10-year period. We note that this figure includes spend that has been diverted to New Zealand, i.e., 'new' money to the New Zealand economy, some of which is from international visitors attending events at Eden Park.

The net regional impact and the net national impact are to be read as separate figures. We note that there will be some crossover between the net regional impact and the net regional impact, e.g., the missed international visitor expenditure from an event not held at Eden Park (because of restrictive planning provisions) is likely to contribute to both the net regional and net national economic activity foregone.

Based on the net economic activity foregone, we have estimated the number of lost employment opportunities. We estimate that the foregone economic activity to the Auckland region of \$432 million over 10-years would support up to 751 additional jobs in the region. Note that this again assumes that some of employment is diverted from other parts of the country, to Auckland, as a result of the flow on effects of Eden Park hosting more events. At the national level, we estimate that the foregone economic activity to the country of \$190 million over 10-years would support up to 325 additional jobs⁶.

⁶ This net additional employment is determined by assessing the total spend by event (includes all internal and external sources) run through IO modelling. This quantifies how many jobs this would support (e.g. hotel staff, retailers, security, etc). The diverted spend is also run through IO modelling based on a discretionary household spend (utilising the HES). This determines additional employment supported through both the different spend composition and the net additional spend regionally and nationally by ANZSIC category.

4. IMPACT SENSITIVITIES

The purpose of this section is to provide an understanding of the sensitivities that are present in the modelling and how a small change can result in material changes to the overall economic activity.

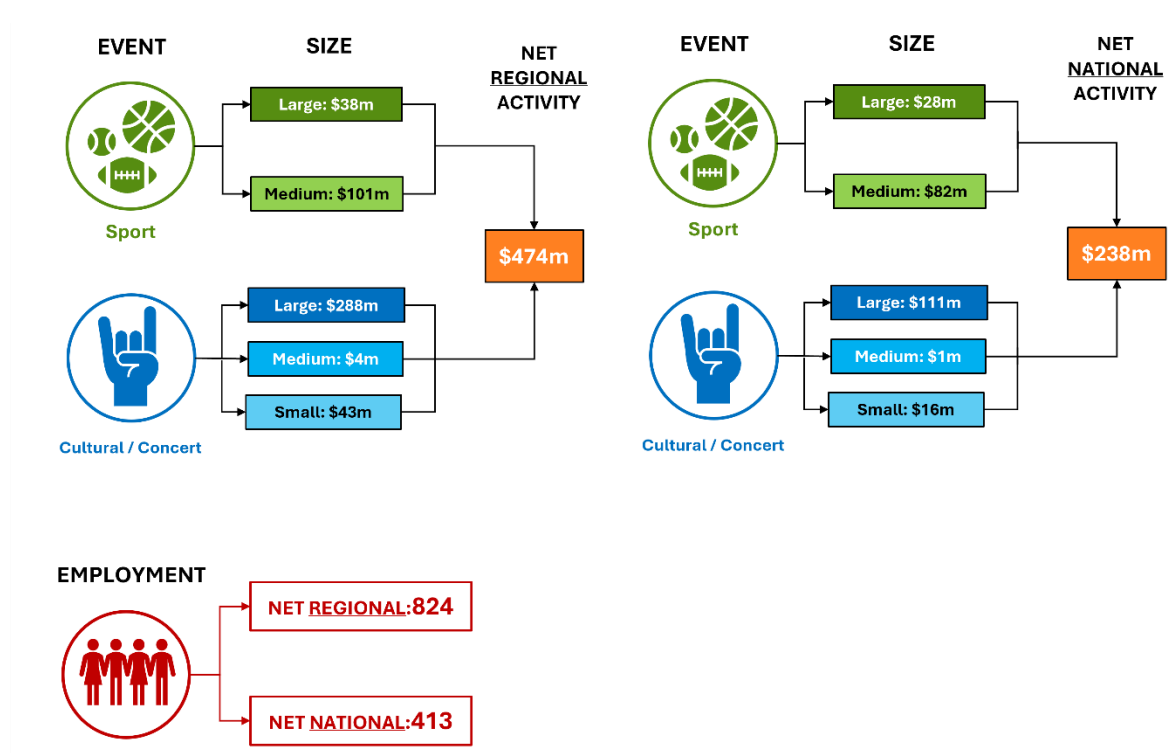
As identified in this process there are a number of general assumptions (derived from recent event data) to which the modelling of impacts is highly sensitive. These include:

1. Origin of artist / sporting team (this determines the distribution of profits)
2. Origin of visitor (this contributes to the level of activity diverted)

As an example, the preceding assessment has been run with the following preconditions.

- a) 1 concert every 2 years is a significant local / NZ artist
- b) 1 large sporting event every 5 years is international (e.g. a significant world event)
- c) 1 medium sporting event each year is trans-Tasman

DIAGRAM 4: SENSITIVITY ASSESSMENT



Source: Property Economics

As identified earlier, an additional consideration is the potential that these events may have to retain national spend. This 'leakage' of event spend is based on a number of factors, including general travel as well as larger concerts that do not make their way to New Zealand. It is our understanding, from Eden Park, that the current regulations can play a role in artists' and promoters' willingness to come to New Zealand with Eden Park as the venue.

At this stage it is difficult to discern the level of activity that could otherwise be retained if Eden Park was able to host more events, as a result of fewer planning restrictions.

As an example of this impact, if 10% of the economic activity generated by one large concert⁷ (out of on average 3.5 per annum) are retained, meaning New Zealanders do not have to travel overseas, it represents \$2.1m per annum of additional economic activity to the country.

⁷ By way of example Air New Zealand flew 20,000 New Zealanders to Australia over the 2023/24 Taylor Swift Era Tour period. A tour that Eden Park cited it was unable to host due to regulations.

5. WIDER BENEFITS

While the above assessment looks specific at the level of economic activity generated by Eden Park there are likely other additional benefits that are attributable to this additional activity.

- + **Flow to other locations:** As identified above there is potential for the retention of spend through these concert provisions. Additionally, there is the potential for artist to include a wider tour of New Zealand providing for additional activity in other regions and the country as a whole.
- + **Extended visitor stays:** The increased potential to host multi-day events will encourage longer visitor durations, particularly for out-of-town and international attendees, amplifying regional tourism benefits.
- + **Public Transport Accessibility:** Eden Park benefits from a high level of public transport accessibility, being located approximately 300 metres from Kingsland Train Station and within walking distance of major arterial bus routes along Sandringham Road, New North Road, and Dominion Road, a connectivity which will improve following the completion of the City Rail Link. Upon completion, the City Rail Link will substantially enhance public transport access and capacity to Eden Park. This ultimately improves transport efficiencies and viability.
- + **Supports Local Business:** Visitor spending before and after events provides valuable support to local restaurants, bars, and eateries. Eden Park's location generates significant economic benefits for nearby commercial areas, particularly along Dominion Road and within the Kingsland Local Centre. This activity creates tangible spill-over effects, helping to sustain a higher level of retail and hospitality amenity than would otherwise be viable in the absence of the stadium. While events have only a limited propensity to increase spending from the majority of visitors (i.e. Auckland residents), they do serve to draw and concentrate that expenditure within the local area, the same area that also bears the majority of the associated costs such as noise and temporary disruption.
- + **Opportunities for New Zealand Musicians:** Large-scale concerts typically include multiple support acts, providing a significant platform for emerging New Zealand artists to perform alongside internationally recognised musicians. Exposure to audiences of 50,000 or more offers unparalleled career development potential and can help local performers establish industry connections and gain professional recognition. In this way, concerts at Eden Park deliver not only regional economic value but also broader cultural and creative-industry benefits, supporting the growth and international reach of New Zealand's music sector.

6. CONCLUSION

The objective of this report is to provide an understanding of the potential economic activity foregone as a result of local regulations limiting the operation of Eden Park. The 'blue sky' scenario of no regulations provided Eden Park with an opportunity to identify what events it could accommodate, over a 10-year period, if these limitations did not exist. These included specific events with specific limitations, but for the purposes of the report and to enable comparison with previous events these were simplified to event type and size.

The overall assessment looked at the level of activity generated, where they activity originated, and where it finally resided. Utilising IO modelling the total level of economic activity was assessed for each event type and size, this was also performed for the level and extent of diverted spend from local (Regional and National) markets.

Ultimately the assessment found that, given the scenarios, there is a negative net impact on economic growth and employment, at a both a regional and national level, because of restrictive planning provisions associated with Eden Park. We have conservatively estimated there is foregone economic activity of \$432 million over a 10-year period to the Auckland region, and foregone economic activity of \$190 million over a 10-year period to New Zealand.

We further estimate that the foregone \$432m of net regional activity could have supported up to 751 additional jobs in the Auckland region, and that the foregone \$190 million of net national activity could have supported up to 325 additional jobs in New Zealand.

Additional to this impact would be the potential benefit of attendee retention if fewer attendees need to travel to other countries to go to events that New Zealand cannot host under current restrictions and the potential for events to continue to tour the country generating additional economic benefits.

Appendix B: Eden Park Precinct – Noise Rules Memorandum - Marshall Day

22 October 2025

Tattico Limited
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Victoria Street
Auckland 1142

PO Box 5811 Wellesley Street
Auckland 1141 New Zealand
T: +64 9 379 7822
www.marshallday.com

Attention: Mark Vinall

Dear Mark

EDEN PARK PRECINCT – NOISE RULES

We have been asked to address the noise issues associated with the proposed changes to the Eden Park Precinct section of the Auckland Unitary Plan.

Conceptually, noise rules for major recreation and entertainment facilities are based on the principle that surrounding residents will tolerate a higher level of noise from short term events, if the events are infrequent and of limited duration. While the noise levels at the time may annoy some people, this inconvenience is regarded as reasonable considering the social and cultural benefits to the wider community that arise from these events.

A number of stadia facilities in New Zealand have a 'three stage noise control regime' in place along the following lines:

- a) a noise limit of 55 dB L_{Aeq} for 'everyday' activities;
- b) a noise limit of 65 dB L_{Aeq} for weekly sports events and other activities with amplified music; and
- c) a noise limit of 75 dB L_{Aeq} for infrequent special events such as concerts (6 to 12 per year).

In addition to these noise limits, events are generally restricted from taking place during the important 'noise night-time' (after 10pm or 11pm) when residents remain protected by the normal night-time noise limits (typically 40 or 45 dB L_{Aeq}). In my opinion, the three staged noise approach discussed above forms an appropriate basis of control for sports stadia.

This document explains some proposed modifications to the Eden Park Precinct noise rules section I310.6.1 and attaches an updated version as Appendix A.

Eden Park – Everyday Controls

The everyday controls for noise from Eden Park are currently stated in section I310.6.1 of the Unitary Plan which is copied below for convenience.

I310.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must not be greater than the noise limits in Table I310.6.1.1 Noise standards.

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}

- (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.
- (3) For noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where L_{Aeq} (10min) is specified, no 10 minute measurement sample can exceed the stated limit.
- (7) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for sound system noise except for any 75 dB noise events.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

Rule I310.6.1 roughly aligns with the noise rules for the Business Interface Rule AUP E25.6.19 but differs slightly in two aspects. Firstly, the cut-off time for day/night is slightly later in the Eden Park controls. This is reasonable in my opinion and should remain. However, the night-time noise limit for Eden Park is 40 dB L_{Aeq} which is 5 dB more stringent than the Business interface limit of 45 dB L_{Aeq} . We recommend 45 dB be adopted for the night noise limit for Eden Park. This concept was agreed by the Commissioners during the recent Eden Park concert hearings where it was pointed out the background noise level is often above 40 dB in the surrounding area. The Commissioners decision implemented 45 dB L_{Aeq} as the night limit for pack-in/pack-out noise.

We recommend 45 dB be adopted for the night noise limit for Eden Park to bring it in line with the Business interface rules and the concert decision. We also recommend the 85 dB L_{Amax} control be deleted to bring it in line with other AUP noise controls.

Eden Park - Concert Controls

Historically, Eden Park had the 'one-stage' noise control in rule I310.6.1 where all activities were restricted to an everyday noise limit of 55 dB L_{Aeq} . However, Eden Park recently gained consent (2022/2024) to hold 6/12 concerts per year with a 75 dB L_{Aeq} noise limit. These concert noise conditions are proposed to be included in the updated Precinct Rules proposed by Mr Vinall. We agree with this approach to consolidate all the Eden Park noise conditions into one location.

Some modifications to the concert rules are proposed in Appendix to simply the wording and clarify the procedures. The consent conditions use (t) as the time frame for assessment, and this has proved to be difficult to interpret during concert monitoring. To clarify, specific time frames are nominated in the updated rules (Appendix A).

This report concentrates on the weekly event controls – that is tier two (b) in the discussion above.

Eden Park – Weekly Event Controls

Following the concert consent, Eden Park has a two-stage set of noise rules – the second tier of the three-stage approach is missing. Weekly sports events with amplified music such as rugby and cricket, currently have to comply with the 'everyday' noise limits in I310.6.1.

The opportunity to seek permission for a middle tier of noise limits was considered during the original application for night games at Eden Park. However, the Eden Park Trust Board ("EPTB") strategically decided not to apply for higher noise limits in order to improve the chances of obtaining approval for the installation of lights and evening games.

For a lot of the time, Eden Park is a 'sleeping giant' with little or no activity or associated noise between events. The current stringent noise control on weekly events is, in my opinion, unreasonable for a facility that makes noise on an intermittent basis.

In addition, one of the consequences of the existing noise limits on sporting events is that the sound system in the stadium cannot be 'turned up' loud enough to be clearly audible within the stadium. Complaints from spectators are regularly received about 'inadequate sound quality' during large events. The audio quality is actually quite high but unfortunately, it cannot be heard above the ambient noise of the crowd. The facilities at Eden Park have been significantly upgraded over the last 10 years. This has included upgrading the sound systems, however, the system cannot be operated to international quality because of the noise constraints on its operation.

To provide additional context, the noise from road traffic around the park and crowd noise is often at a higher level than the noise limits that the sound system is restricted to at the residential interface.

For these reasons, it would be reasonable to apply for a 65 dB noise limit for weekly sporting events at Eden Park – in line with other stadia. However, we are proposing a limit of 60 dB L_{Aeq} for weekly sporting events with a covering clause that makes it clear that a 'special audible character' adjustment is not to be applied to amplified sound as stated in current rule I310.6.1 (3).

The L_{10} parameter used in the current I310.6.1 is an outdated parameter that is not used in other controls in the AUP. It is thus important that the L_{Aeq} parameter is used in the revised rules as it is throughout the AUP.

An updated set of controls is attached as Appendix A.

Yours faithfully

MARSHALL DAY ACOUSTICS LTD

Christopher Day

Principal

Appendix A

I310.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must comply with the noise limits in Tables I310.6.1.1 - I310.6.1.3.

Table I310.6.1.1: Noise standards for all activities other than those specified in the tables I310.6.1.2 and I310.6.1.3

Time	Noise limit
8:00am to 10:30pm	55 dB L_{Aeq} (13hr) 60 dB L_{Aeq} (10min)
10.30pm to 8.00am	45 dB L_{Aeq} 75 dB L_{AFmax}

Table I310.6.1.2: Noise standards for organised sport and recreation and non-sporting events

Time	Noise limit
8:00am to 10:30pm	60 dB L_{Aeq} (13hr) 65 dB L_{Aeq} (10min)
10.30pm to 8.00am	45 dB L_{Aeq} 75 dB L_{AFmax}

Table I310.6.1.3: Noise standards for concerts, sound testing and balancing and pack-in and pack-out activities

Time	Noise limit
8:00am to 10:30pm	75 dB L_{Aeq} (6hr) 80 dB L_{Aeq} (10min)
10.30pm to 8.00am	45 dB L_{Aeq} 75 dB L_{AFmax}

- (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, except that:
 - (a) Crowd noise is to be excluded from any assessment of compliance.
 - (b) Professional fireworks displays and helicopter flights are to be excluded.
 - (c) A special audible characteristics adjustment must not be applied to amplified music or amplified voice sounds when assessed using Table I310.6.1.2 and Table I310.6.1.3 (with respect to section 6.3 of NZS6802:2008) .
 - (d) Where L_{Aeq} (10min) is specified, all 10-minute intervals must comply.
- (3) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for the in-

house sound system noise except where external sound systems are brought into the venue.

- (4) Testing and balancing of all sound systems involving PA and/or vocal checks and/or rehearsals by performers for a concert shall:
 - (a) not cumulatively exceed 3 hours;
 - (b) not commence before 10am; and
 - (c) comply with the noise standards in Table I310.6.1.3.

Appendix C: Draft Amended Eden Park Precinct Provisions in the Auckland Unitary Plan

Suggested changes to Eden Park Precinct

- Amendments to the Eden Park Precinct provisions shown in **red text underlined** for additions and **~~strike through~~** for deletions.

I310. Eden Park Precinct

I310.1. Precinct description

~~The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. 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 and entertainment facilities. The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. The zoning of the land within the Eden Park Precinct is Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

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, including~~ entertainment events including a limited number of major concerts and music festivals;
 - (d) displays and exhibitions;
 - (e) markets, fairs and trade fairs;
 - (f) cultural and community events;
 - (g) functions, gatherings, conferences and meetings.
- (2) A range of ~~activities compatible with, or~~ accessory ~~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 always 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 enabled~~ activities ~~of at~~ Eden Park from the reverse sensitivity effects of adjacent development.
- (3) Enable ~~a range of~~ accessory ~~and compatible~~ activities that provide a support enabled 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 on surrounding properties, as far as is practicable including for major concerts and music festivals through managing scheduling, duration and frequency, having regard to the amenity of impacts on surrounding properties, recognising that Eden Park's enabled activities may generate adverse effects that are not always able to be fully internalised.
- (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.~~

The overlay, Auckland-wide and zone objectives and policies apply in this precinct ~~in addition to those specified above~~, unless specified in the Activity table:

I310.4. Activity table

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

- (1) E24 Lighting;
- (2) E25 Noise and vibration (noise provisions only); and
- (3) E40 Temporary activities.

Table I310.4.1 Activity table specifies the activity status of land use and development activities in the Eden Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I310.4.1 Activity table specifies the activity status of land use and development activities in the Eden Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

~~Note 1:~~

~~For the purposes of this precinct the following applies:~~

- ~~• day time activities are those undertaken between 30 minutes before sunrise and 30 minutes before sunset on the same day. For clarity, any activity that continues longer than 30 minutes before sunset is defined as a night time activity.~~
- ~~• night time activities are those undertaken between 30 minutes before sunset on one day and 30 minutes before sunrise on the following day. For clarity, any activity that continues longer than 30 minutes before sunrise remains defined as a night time activity.~~

Table I310.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised Sports and recreation undertaken during the day time	P
(A2)	Informal sports and recreation undertaken during the day time	P
(A3)	Non-sporting events undertaken during the day time	P
(A#)	Up to 12 <u>entertainment events including concerts and music festivals</u> of greater than 30,000 patrons per Calendar year.	P
(A#)	More than 12 concerts and music festivals of greater than 30,000 patrons per Calendar year	D
(A#)	Up to 20 entertainment events including concerts and music festivals of between 10,000 and 30,000 patrons per Calendar year.	P
(A#)	More than 20 entertainment events including concerts and music festivals of between 10,000 and 30,000 patrons per Calendar year	D
(A#)	Entertainment events including concerts and music festivals less than 10,000 patrons	P
(A#)	Markets, fairs and trade fairs	P
(A#)	Displays and exhibitions	P
(A#)	Functions, conferences, gatherings and meetings	P
(A#)	Cultural and community events	P
(A4)	Organised sports and recreation undertaken during the night time	G
Accessory activities		
(A6)	Accessory activities	P
(A10)	Filming activities	P
(A11)	Professional fireworks displays and pyrotechnics meeting Standard I310.6.13	P
(A12)	Professional fireworks displays not meeting Standard I310.6.13	RD
(A13)	Helicopter flights meeting Standard I310.6.14	P
(A14)	Helicopter flights not meeting Standard I310.6.14	RD

(A#)	<u>Turf operations and maintenance</u>	<u>P</u>
(A7)	Any accessory activity not meeting Standard I310.6.4 but meeting all other standards.	C
(A5)	Any primary activity not meeting Standards I310.6.4 but meeting all other standards unless otherwise specified.	C-<u>RD</u>
Compatible activities		
(A8)	Functions, gatherings, conferences and meetings	P
(A9)	Sports, recreation and community activities	P
(A10)	Filming activities	P
(A11)	Professional fireworks displays meeting Standard I310.6.13	P
(A12)	Professional fireworks displays not meeting Standard I310.6.13	RD
(A13)	Helicopter flights meeting Standard I310.6.14	P
(A14)	Helicopter flights not meeting Standard I310.6.14	RD
(A15)	Up to 6 concerts in any 12 month period	D
(A16)	More than 6 concerts in any 12 month period	NC
(A17)	Any compatible activity not meeting Standard I310.6.4 but meeting all other standards	C
Development		
(A18) to (A26)	<i>[Unchanged from Operative AUP]</i>	

I310.5. Notification

~~(1) —An application for resource consent for a controlled activity listed in Table I310.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.~~

(1) Any application for resource consent for an activity listed in Table I310.4.1 Activity table and which is not listed in I310.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I310.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must comply with the noise limits in Tables I310.6.1.1 - I310.6.1.3.

Table I310.6.1.1: Noise standards for all activities other than those specified in tables I310.6.1.2 and I310.6.1.3

<u>Time</u>	<u>Noise limit</u>
<u>8:00am to 10:30pm</u>	<u>55 dB L_{Aeq} (13hr)</u> <u>60 dB L_{Aeq} (10min)</u>
<u>10.30pm to 8.00am</u>	<u>45 dB L_{Aeq}</u> <u>75 dB L_{AFmax}</u>

Table I310.6.1.2: Noise standards for organised sport and recreation and non-sporting events other than those specified in table I310.6.1.3

<u>Time</u>	<u>Noise limit</u>
<u>8:00am to 10:30pm</u>	<u>60 dB L_{Aeq} (13hr)</u> <u>65 dB L_{Aeq} (10min)</u>
<u>10.30pm to 8.00am</u>	<u>45 dB L_{Aeq}</u> <u>75 dB L_{AFmax}</u>

Table I310.6.1.3: Noise standards for concerts and music festivals, sound testing and balancing and pack-in and pack-out activities

<u>Time</u>	<u>Noise limit</u>
<u>8:00am to 10:30pm</u>	<u>75 dB L_{Aeq}(6hr)</u> <u>80 dB L_{Aeq} (10min)</u>
<u>10.30pm to 8.00am</u>	<u>45 dB L_{Aeq}</u> <u>75 dB L_{AFmax}</u>

- (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, except that:
- (a) Crowd noise is to be excluded from any assessment of compliance.
 - (b) Professional fireworks displays and helicopter flights are to be excluded.
 - (c) A special audible characteristics adjustment must not be applied to amplified music or amplified voice sounds when assessed using Table I310.6.1.2 and Table I310.6.1.3 (with respect to section 6.3 of NZS6802:2008) .
 - (d) Where L_{Aeq} (10min) is specified, all 10-minute intervals must comply.

- (3) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for the in-house sound system noise except where external sound systems are brought into the venue.
- (4) Testing and balancing of all sound systems involving PA and/or vocal checks and/or rehearsals by performers for a concert shall:
- (a) not cumulatively exceed 3 hours;
 - (b) not commence before 10am; and
 - (c) comply with the noise standards in Table I310.6.1.3.
- (1) ~~The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must not be greater than the noise limits in Table I310.6.1.1-3 Noise standards.~~

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 $L_{A10(10min)}$ L_{Aeq} 85dB L_{Amax}
At all other times	40dB L_{A10} and 75dB L_{Amax}

- (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.~~
- (3) ~~For noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.~~
- (4) ~~The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.~~
- (5) ~~Crowd noise is to be excluded from any assessment of compliance with these limits.~~
- (6) ~~Where $L_{Aeq(10min)}$ is specified, no 10 minute measurement sample can exceed the stated limit.~~

- ~~(7) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for sound system noise except for any 75 dB noise events.~~
- ~~(8) Professional fireworks displays and helicopter flights are excluded from this standard.~~

I310.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS/ NZS 4282-~~1997~~ 2023 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I310.6.2, the curfew and pre-curfew times are as stated in Table I310.6.2.1 Pre-curfew and curfew times.

Table I310.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11pm <u>12 midnight</u>
Curfew	<u>12 midnight</u> 11pm – 7.00am

- ~~(5) The following standards apply to the playing field floodlights, in addition to the standards listed above:~~
- ~~(a) The playing field floodlights may be used for up to four hours in the 48 hour period prior to their use for a night time sporting event, provided the playing field floodlights are fully turned off by 10.00pm.~~
 - ~~(b) The playing field floodlights may be switched on for maintenance purposes up to a maximum of six nights every two years. This must be for a maximum of two hours after sunset and they must be switched off by 10.00pm.~~
 - ~~(c) The playing field floodlights may be used for training purposes up to two nights per week provided they are turned off by 10.00pm.~~
 - ~~(d) The playing field floodlights must be switched to an average level no higher than 300 lux on the field, no later than 15 minutes after the finish of play, and must be turned off no later than 30 minutes after the finish of play.~~

~~(e) Where an incident occurs that emergency services agencies consider could potentially jeopardise public safety and the emergency services request that the lights remain energised, the lights may remain energised until the emergency services agencies consider it safe to de-energise.~~

- (6) The added illuminance at sites other than those owned by the Eden Park Trust from artificial lighting within the precinct must not be greater than either of the following:
- (a) the limits in Table I310.6.2.2 Horizontal and vertical illuminance at a boundary when measured or calculated at the boundary of any residentially zoned site. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or Table I310.6.2.2: Horizontal and vertical illuminance at a boundary.

Table I310.6.2.2: Horizontal and vertical illuminance at a boundary

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

- (b) a pre-curfew vertical illuminance limit of 25 lux, and curfew limit of 10 lux, when measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone.
- (7) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 20 per cent (based on an adaption luminance of 10cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (8) If the playing field floodlighting is added to or modified in any way, the Glare Rating (GR) must be calculated at the windows facing the stadium of all residential dwellings located adjacent to the site and not owned by the Eden Park Trust, and must not exceed 35.
- (9) Any artificial lighting used for activities 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, 70,000 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.
- (10) All event performance lighting must cease at the conclusion of the performance. Event lighting projectors shall not direct stationary peak beams in the direction of windows of habitable rooms of dwellings not owned by The Eden Park Trust.

Table I310.6.2.3: Pre-curfew luminous intensity

Standard	7,500 cd
Special lighting events	70,000 cd

- (11) Feature lighting may be used to illuminate the exterior of the stadium provided that this occurs on no more than 25 occasions during a 12 month period and is de-energised by 10.30pm. Feature lighting may be dynamic in nature (e.g. moving, colour changing, etc.), but not strobe lights or similar effects which are directly visible from outside the site.
- (12) The average surface luminance for an intentionally artificially lit building façade must not exceed 25cd/m² or a maximum of 50cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination
- (13) Professional fireworks displays are excluded from this standard.

I310.6.3. Special lighting events

- ~~(1) The total number of special lighting events in a calendar year any 12 month period must not exceed 25 events.~~
- ~~(2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting event limits listed in Table I310.6.2.3 Pre-curfew luminous intensity.~~

I310.6.4. Traffic management

Activities must meet ~~at least one of~~ the following traffic management standard:

- (1) For activities which generate a crowd greater than 30,000 people, the management of associated transport and traffic effects shall be undertaken in accordance with a specific Transport and Traffic Management Plan authorised by Auckland Transport.
- (2) For all other activities which generate a crowd less than 30,000 people, the management of associated transport and traffic effects shall be undertaken in accordance with a generic Transport and Traffic Management Plan authorised by Auckland Transport that applies at the time of the activity.
- ~~(3) Organised sports and recreation activities which generate a crowd of less than 5,000 people and does not require the closure of a public road; or~~
- ~~(4) Any other activity undertaken at night time which generates a crowd of less than 2,000 people and does not require the closure of a public road.~~

I310.6.5 – I310.6.9 and I310.6.15. – [*Unchanged from operative AUP*].

~~I310.6.10. Primary activities undertaken during the day time~~

- ~~(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 (remove table)~~

~~I310.6.11. 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 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.~~

~~I310.6.12. Functions, gatherings, conferences and meetings~~

~~(1) The crowd numbers within the precinct's function facilities must not exceed 2,000 5,000 people.~~

~~(2) This activity must not be undertaken at the same time as any primary activity or sports, recreation and community activity that has a cumulative capacity greater than 10,000 people.~~

I310.6.13. Professional fireworks displays and pyrotechnics ancillary to an event

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

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

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

(1) Fireworks must be discharged at least 120 metres from any residential zone.

~~(2) Displays must comply with 140dB LZpeak at any point in the audience area and within the boundary of any activity sensitive to noise.~~

I310.6.14. Helicopter flights

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

(2) Landing and departures must take place at least 100 metres from any neighbouring site.

I310.X.X Entertainment events including concerts and music festivals

These activities must meet all of the following standards:

(1) Any entertainment event is restricted as follows:

(a) The event shall finish no later than 11:00pm (except on New Years Eve where the finish time shall be no later than 1.00am);

(b) The total duration of the event, being time between the commencement of the first (or single) performance/act and the conclusion of the last (or single) performance/act, must not exceed eight (8) hours.

I310.X.X. Community consultation and communication plan

(1) A Community Consultation and Communication Management Plan (CCCMP) must be prepared and provided to the Council for activities held on the Number 1 field at Eden Park.

(2) The Community Consultation and Communication Management Plan must include the following information in addition to any other matters relevant:

(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 (including Residents' Associations);
 - (ii) mainstreet business associations from Kingsland and Dominion Road;
 - (iii) Council and relevant Council Controlled Organisations; and
 - (iv) the New Zealand Police and relevant Emergency Services.
- (d) details of the responses to the request to participate within the Community Liaison Group;
- (e) details of how the the Community Liaison Group will be provided with:
- (i) regular updates on scheduling of 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 Eden Park 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, Eden Park 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 fewer than four times in a calendar year and the timing of any aerial burst fireworks and explosive sounds to be used as part of any event performance, no fewer than two weeks prior to each concert event;
- (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 to deal with any complaints arising from the actions of spectators and concerns over the management of events. 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

appropriate protocols to ensure as far as practicable, that spectators do not engage in anti-social behaviour in the vicinity of Eden Park.

~~I310.7. Assessment – controlled activities~~

~~I310.7.1. Matters of control~~

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

- ~~(1) organised sports and recreation undertaken during the night time:~~
 - ~~(a) the effects of the proposed activity on the safety and efficiency of the transport network.~~
 - ~~(b) the effectiveness of any community liaison.~~
 - ~~(c) effects associated with any event management plan.~~
- ~~(2) any primary, accessory or complimentary activity not meeting Standard I310.6.4 Traffic management but meeting all other standards:~~
 - ~~(a) the effects of the proposed activity on the safety and efficiency of the transport network.~~

~~I310.7.2. Assessment criteria~~

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

- ~~(1) effects on the safety and efficiency of the transport network:~~
 - ~~(a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;~~
 - ~~(b) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements;~~
 - ~~(c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person);~~
 - ~~(d) the extent to which consultation has been undertaken with representatives of any relevant transport agencies; and~~
 - ~~(e) the extent to which bus parking is to be provided to reduce traffic flows within the surrounding residential area.~~
- ~~(2) the effectiveness of any community liaison:~~

- ~~(a) the extent to which ongoing community liaison has adequately addressed the immediate concerns of the community surrounding Eden Park.~~
- ~~(b) the extent to which provision is made for adequate notice of night time events to be provided to the community; and~~
- ~~(c) the extent to which review and monitoring protocols are developed and will be implemented to ensure that any community consultation and communication plan can be updated to address matters arising through public feedback and monitoring.~~

~~(3) effects associated with event management:~~

- ~~(a) the extent to which pre-event procedures and procedures on the day of an event, including the management requirements in respect of the event and communications planning, are developed and will be implemented.~~
- ~~(b) the extent to which methods of ensuring the co-ordination and briefing of relevant agencies involved in managing events within the Eden Park Precinct are developed and will be implemented.~~
- ~~(c) the extent to which security measures are to be provided both within and outside the precinct to ensure the safe and efficient operation of the event and the minimisation of adverse effects on the surrounding environment.~~
- ~~(d) the extent to which provision is made to ensure littering and antisocial behaviour in public places following organised sports and recreation activities is avoided, remedied or mitigated.~~

I310.8. Assessment – restricted discretionary activities

I310.8.1. Matters of discretion

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with the permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with the permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for an n ~~primary, compatible, or accessory~~ activity greater than 15 metres in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) grandstands and spectator viewing structures exceeding 35 metres in height:

- (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7 Interface control areas, and/or yard standards:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

I310.8.2. Assessment criteria

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of the noise standards; and
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of the special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.

(2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:

(a) the extent to which the additional activities adversely affect the amenity of the surrounding properties, having regard to all of the following:

- (i) the sensitivity of the surrounding environment;
- (ii) the cumulative effect of numerous infringements of this standard;
- (iii) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties;
- (iv) the extent to which the additional activities adversely affect the amenity of the surrounding properties, having regard to all of the following:

(3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:

(a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:

- (i) streets and public open spaces; and
- (ii) adjoining sites, particularly those in residential zones.

(b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);

(c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and

(d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

(4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:

(a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:

- (i) the amenity values and character of the surrounding area;
- (ii) the functional and operational requirements of the precinct;
- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
- (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
- (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
- (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

(5) the visual effects of rubbish and storage areas on residential and open space zoned sites:

- (a) the extent to which screening is practicable; and
- (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I310.9.-Special information requirements

~~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, at during the night time.~~

~~I310.9.1. 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 Dominion 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 protocols 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~~

~~I310.9.21. Operating management plan~~

- i ~~An The Operating Events Management Plan shall be in place and must include the following information relevant to the matters of control:~~
 - a. General Matters - Alcohol Management, Alcohol Checkpoints, Portaloos and Rubbish Bins, Event Delivery, Post Event Security Detail, Post Event Litter Clean, Control Room, Public Address Systems (P.A.), Field Lighting, Police and Community.
 - b. Community Consultation and Communications Management Plan - Info/Hot Line, Community Liaison Officer, Residents’ Newsletter, Web Site, Community Liaison Group (CLG), CLG Membership, Primary Activities, Consultation, Complaints Protocol and Police.
 - c. Traffic Management Plan
 - d. Event Management Plans with 5 Plans relating to anticipated scale of event. Event Plan 1 – Crowd between 5-8,000, Event Plan 2 – Crowd between 8-15,000, Event Plan 3 – Crowd between 15-25,000, Event Plan 4 – Crowd between 25-35,000, and Event Plan 5 – Crowd 35,000 and above.
- ~~(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.~~

I310.10. Precinct plans