

# Live Nation Festival

Land use consents in Waikato and Waipā Districts

254–276C Hooker Road, Tamahere

Assessment of Environmental Effects and Statutory Analysis

23 November 2026

B&A
Urban & Environmental

Prepared for:
R&V Live Nation Limited

B&A Reference:

27039

Status:

Final Revision

Date:

23 November 2026

Prepared by:



Marne Cole

Senior Planner, Barker & Associates Limited

Reviewed by:



Gerard Thompson

Director, Barker & Associates Limited

# Contents


**1.0 Applicant and Property Details 6**

**2.0 Executive Summary 8**

**3.0 Introduction 8**

3.1 Background 9

**4.0 Site Context 10**

4.1 Site Description 10

4.2 Site History 14

4.3 Surrounding Locality 15

**5.0 Proposal 16**

**6.0 Consultation 24**

**7.0 Reasons for Consent 25**

7.1 Waikato District Plan – Operative in Part (OIP) 26

7.2 Waipā District Plan 27

7.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 28

**8.0 Public Notification Assessment (Section 95A) 28**

8.1 Assessment of Steps 1 to 4 (Sections 95A) 28

8.1 Public Notification Conclusion 29

**9.0 Consideration of Applications (Section 104) 29**

9.1 Statutory Matters 29

**10.0 Effects on the Environment (Section 104(1)(a)) 29**

10.1 Permitted Baseline 30

10.2 Assessment of Actual and Potential Effects 30

10.3 Proposed Mitigations (Management Plans & Augier Conditions) 37

10.4 Summary of Effects 39

**11.0 District Plan and Statutory Documents (Section 104(1)(B)) 39**

11.1 National Policy Statement for Highly Productive Land 2022 40

11.2 Objectives and Policies of the Waikato District Plan Operative in Part 41

11.3 Objectives and policies of the Waipā District Plan 45

11.4 Waikato Regional Policy Statement 46

11.5 Te Ture Whaimana o Te Awa o Waikato 47

**12.0 Part 2 Matters 48**

**13.0 Other Matters (Section 104(1)(C)) 48**

13.1 Record of Title Interests 48

13.2 Any Other Approvals 49

**14.0 Section 16 Duty to avoid unreasonable noise 49**

**15.0 Section 104(6A) Significant Non-compliances 50**

**16.0 Section 104D Non-Complying Activity 50**

**17.0 Conclusion** **50**

# Appendices

| | |
|---|---|
| Appendix 1 | Records of Title and Interests |
| Appendix 1a | Records of Title for offsite parking |
| Appendix 2 | Site Plan |
| Appendix 3 | Traffic Assessment |
| Appendix 4 | Acoustic Assessment |
| Appendix 5 | Ecological Assessment |
| Appendix 6 | Civil Engineering Memorandum |
| Appendix 7 | Consultation Memorandum |
| Appendix 8 | Rule Assessment Table |
| Appendix 9 | District Plan Objectives and Policies Assessment |
| Appendix 10 | Augier Conditions |
| Appendix 11 | Assessment of Records of Title |

Attachments (to **Appendix 7**)

| | |
|---|---|
| Attachment 1 | Council Meeting Minutes – 3 September 2026 |
| Attachment 2 | Council Meeting Minutes – 6 October 2026 |
| Attachment 3 | Joint Council Transport Meeting – 9 October 2026 |
| Attachment 4 | NZTA – Andrew Brosnan Correspondence |
| Attachment 5 | NZTA Feedback – 27 October 2026 |
| Attachment 6 | HNZPT Archaeological Advice |
| Attachment 7 | Letters of Support and Property Map |

# 1.0 Applicant and Property Details

| | |
|---|---|
| To: | Waikato District Council and Waipā District Council |
| Site Address: | Festival site: 254–276C Hooker Road, Tamahere, Waikato District.<br>Off-site parking: two areas in Waikato District, at Hooker Road (165 and 221 Hooker Road) and Racecourse Road (364 Racecourse Road); one area in Waipā District, at 1510 Cambridge Road. |
| Applicant Name: | R&V Live Nation Limited |
| Address for Service: | Barker & Associates Ltd<br>PO Box 9342, Waikato Mail Centre, Hamilton 3240<br>Attention: Marne Cole<br><br>Email: marnec@barker.co.nz |
| Legal Description: | The festival landholding comprises Lots 1–6 DP 332117 (RTs 131769–131774), detailed in **Appendix 1.**<br><br>The required off-site parking land comprises Section 3 SO 501411 (RT 789505), Lot 1 DPS 71331 (RT SA57B/537), Lot 3 DP 572677 (RT 1042280), Lot 1 DP 590697 (RT 1130253), Allotment 126 Parish of Hautapu (RT SA536/173) and Allotment 130 Parish of Hautapu (RT SA536/174), detailed in **Appendix 1a.**<br><br>The title areas and registered owners are set out in Appendices 1 and 1a. |
| Site Area: | Festival landholding: 72.3811ha across six titles (refer **Appendix 1**)<br>Off-site parking land: 188.1328ha across six titles (refer **Appendix 1a**) |
| Site Owner: | Neil Graeme Porritt as to a 1/2 share and Linda Christina Porritt as to a 1/2 share (festival Site), as identified in **Appendix 1.**<br>Owners of the off-site parking land are identified in the Records of Title in **Appendix 1a.** |
| District Plan: | Waikato District Plan – Operative in Part (OIP)<br><br>Waipā District Plan |
| Zoning: | General Rural Zone under the OIP (festival site and Hooker Road / Racecourse Road parking); Rural Zone under the Waipā District Plan (Cambridge Road parking). |

| | |
|---|---|
| OIP Overlays & Controls: | Aggregate extraction area; Airport Obstacle Limitation Surface; Significant Natural Area; Waikato River catchment; Sites and areas of significance to Maaori (SASM 310) under the OIP |
| Designations: | Waikato Regional Airport Ltd |
| Additional Limitations: | Te Awa River Ride (cycleway)<br>Archaeological sites; S15/302; S15/304; S15/551; S15/572 |
| Locality Diagram: | Refer to **Figure 1.** |
| Brief Description of Proposal: | Land use consent for an annual temporary four-day music and camping festival over five years, including site occupation between 15 November and 15 January, festival operations from 28 December to 1 January for up to 35,000 attendees per day, associated temporary buildings and infrastructure, and on-site and off-site parking. The off-site parking includes 1510 Cambridge Road in Waipā District. This AEE supports all district land use consents sought from Waikato District Council and Waipā District Council. |
| Summary of Reasons for Consent: | • TEMP-R5 – Temporary events<br>• TRPT-R4 – Traffic generation<br>• NOISE-R8 – General noise GRUZ<br>• NOISE-R11 – General noise RLZ<br>• SIGN-R11 – General signs<br>• Waipā District Plan Rule 4.4.1.4(a)(xii)<br>• Waipā Rural Zone Rule 4.4.2.15 and Deferred Zone Rules 14.4.1.7 and 14.4.1.5(a) – festival noise received in Waipā.<br>• Other Waipā zone noise rules are also included conservatively as set out in Section 7.2.<br><br>The whole bundled land use proposal is assessed as **non-complying.** |

# 2.0 Executive Summary

R&V Live Nation Limited seeks land use consents from Waikato District Council and Waipā District Council to establish and operate an annual four-day music and camping festival at 254–276C Hooker Road, Tamahere, for a five-year period (2027–2031). The festival landholding comprises six Records of Title with a combined area of 72.3811ha adjoining the Waikato River, zoned General Rural under the Waikato District Plan – Operative in Part. The proposal includes the required off-site parking at 165 Hooker Road, 221 Hooker Road and 364 Racecourse Road in Waikato District, and 1510 Cambridge Road in Waipā District. Overall, the proposal is assessed as a bundled non-complying activity. This common AEE covers all district land use consents sought from both councils.

The festival is proposed to operate from 28 December to 1 January, with up to 18,000 camping patrons on 28 December and up to 35,000 patrons per day in total otherwise. Activities include live and amplified music across five stages, camping, food and beverage sales and associated entertainment. Temporary stages, structures, lighting, signage, parking and servicing facilities will be established for each event. The annual occupation period will extend from 15 November to 15 January to accommodate setup, operation and reinstatement. Approximately 2,000m² of permanent storage is proposed for event infrastructure and equipment between events.

The proposal will generate traffic, noise and temporary changes to rural amenity during the annual occupation period. Transport arrangements include on-site and off-site parking, bus and taxi facilities, managed pedestrian routes and temporary traffic management. Amplified music will extend into the early morning, with a later finishing time on New Year's Eve. These arrangements are described in the ITA and acoustic assessments prepared by specialists and assessed in this report. Effects will be managed through the event layout, technical recommendations, management plans and consent conditions. Following each event, temporary infrastructure will be removed and the Site reinstated, apart from permanent storage authorised to remain.

The festival will provide an additional live music event in the Waikato and attract visitors from within and outside the region. Visitor spending and event operations will support accommodation providers, hospitality businesses, transport operators and local suppliers. Temporary employment and contracting opportunities will arise during establishment, operation and pack-out.

The applicant requests public notification under section 95A(3)(a) of the Resource Management Act 1991. The applicant has chosen this approach to provide both district councils and the community with the assurance of a public process, through which submissions can be made on the proposal and considered in determining the application.

# 3.0 Introduction

This report has been prepared to address resource consent applications submitted by R&V Live Nation Limited (hereby referred to as 'the Applicant') for land use consents from Waikato District Council and Waipā District Council to establish and operate a temporary four-day music and camping festival at 254–276C Hooker Road, Tamahere (the 'Site'). The proposal includes annual site occupation between 15 November and 15 January, festival operations from 28 December to 1 January, temporary event infrastructure, camping, food and market vendors, amplified music, lighting, signage, managed transport arrangements, servicing arrangements, site reinstatement

and approximately 2,000m² of permanent on-site storage. This common AEE also supports the associated temporary parking at 165 Hooker Road, 221 Hooker Road and 364 Racecourse Road in Waikato District, and at 1510 Cambridge Road in Waipā District. Festival noise received in Waipā is also included. Consent is sought from each council for the activities within its jurisdiction.

This report is intended to address the relevant matters under the Resource Management Act 1991 (RMA), including the reasons for consent, actual and potential effects on the environment, relevant statutory provisions, notification matters and other matters relevant to both district councils' consideration of the applications. References to "Council" mean Waikato District Council or Waipā District Council, as relevant to the consent requirement being addressed.

## 3.1 Background

### 3.1.1 Live Nation Entertainment

Live Nation New Zealand forms part of Live Nation Entertainment, a global live entertainment company involved in concerts, festivals, ticketing, touring, VIP experiences, artist development and live event promotion.

In New Zealand, Live Nation promotes and manages a wide range of live entertainment events, including concerts, touring artists, comedy events, festivals and VIP experiences. Its New Zealand platform lists current and upcoming national tours and events and provides ticketing and event information for audiences across Aotearoa. Live Nation is also active in the New Zealand festival sector, including through its acquisition of Team Event, the operator of Electric Avenue, which in 2026 because Aotearoa's biggest multi-day festival of 90,000 attendees at Christchurch's Hagley Park.

Live Nation also has an ownership interest in Auckland's Spark Arena, formerly Vector Arena, following its acquisition, alongside MHC Investments, of interests in the venue's ownership and operating business. Spark Arena hosts major concerts, sporting events and other live entertainment. This involvement extends Live Nation's New Zealand experience to the management and operation of a large indoor entertainment venue.

Live Nation's experience in promoting and managing large-scale events provides the operational expertise to plan and deliver the festival proposed in this resource consent application.

### 3.1.2 Rhythm and Vines

Rhythm and Vines, also run by Live Nation, is an annual music and camping festival held over the New Year period in Gisborne. Over its 20+ year operating history, the festival has developed established systems for patron management, ticketing, accreditation, camping operations, security, medical response, welfare services, traffic management, waste management, alcohol management, noise management and event control.

The ongoing success of Rhythm and Vines demonstrates the applicant's experience in managing large temporary events, including events with significant patron numbers, temporary infrastructure, live and amplified music, camping, transport demands and multi-agency coordination. Rhythm and Vines has operated successfully in Gisborne for more than 20 years and has become an established New Year period event, attracting attendees from throughout New Zealand and overseas.

The festival sought to be part of the community, rather than a standalone event. For example, Rhythm and Vines has supported charitable organisations and community initiatives alongside its festival operations. This has included raising more than $60,000 for Lifeline over three years and supporting the Gisborne Mayoral Flood Relief Fund following severe weather events. Fundraising methods have included inviting donations in exchange for complimentary festival tickets.

SuperGrans Tairāwhiti Trust has been Rhythm and Vines' exclusive charity partner for the past two years. The Trust supports practical responses to food and skills insecurity in the Tairāwhiti region. Partnership initiatives include a $5 contribution for each ticket sold through the dedicated Club Gisborne page, donations associated with complimentary tickets, and an online auction of business packages, festival experiences and other items. SuperGrans representatives have also participated in an intergenerational DJ performance at the festival. These initiatives describe the applicant's previous community partnerships through Rhythm and Vines.

The 2026 / 2027 Gisborne event is to be the final event under the Rhythm and Vines branding. At this stage, the proposal is being progressed more generally as Live Nation Festival 2027, but the applicant is yet to confirm the exact branding of the Waikato based festival, as outlined in Section 5 below.

### 3.1.3 Reason for relocation

The applicant is seeking to relocate the festival to the Waikato to provide a more central North Island location. The proposed location is closer to major population centres and transport routes, including Auckland, Hamilton, Bay of Plenty and the wider central North Island.

A Waikato location is also expected to improve event logistics. A large proportion of suppliers and contractors operate from Auckland or Hamilton, meaning a more central location would reduce the need to transport event infrastructure, equipment and personnel to Gisborne each year. The applicant considers that a central North Island location will support the long-term operation of the festival, improve access for patrons and suppliers, and assist in attracting attendees and artists.

The Hooker Road Site was selected for its size, open configuration and ability to accommodate stages, audience areas, camping, parking and servicing within an integrated festival layout, including the full establishment and pack-out period.

The applicant also considered Mystery Creek Events Centre because it is an established, purpose-built events venue nearby. Its stage areas and existing infrastructure, however, would result in a more fragmented layout and constrain the connection between performance areas, camping and supporting activities. Hooker Road was therefore preferred for this festival.

# 4.0 Site Context

## 4.1 Site Description

The festival landholding at 254–276C Hooker Road, Tamahere, comprises six adjoining Records of Title Lots 1–6 DP 332117, held in RTs 131769–131774 respectively. The titles have a combined area of 72.3811ha, more or less, and are owned by Neil Graeme Porritt and Linda Christina Porritt, each as to a one-half share. The Records of Title and associated instruments are provided in **Appendix 1**. This rural landholding is primarily used for pastoral farming. The festival footprint occupies part of the landholding, as described below and shown in **Figures 1 and 3.**




**Figure 1: Locality plan, legal site and boundaries.**

The site is provided access from two existing crossings from Hooker Road, one 'main' 20m-width crossing provides access through the site to the southern pasture blocks, and the dwelling. A second crossing is slightly smaller and just provides access from Hooker Road into the northern pasture blocks. Gated access is provided from the Te Awa River Ride however this is only for rural uses to maintain for the land either side of the path and is not a formed vehicle access.

An existing dwelling and associated farm buildings are located on the Site. These buildings are contained within a defined rural curtilage in the middle of the western boundary, with the balance of the Site largely comprising open pasture. A number of formed farm tracks are existing providing vehicle circulation around the site.

The landform is relatively flat across much of the Site, before stepping down through a series of terraces toward the Waikato River. The lower portions of the Site and associated gully / riverbank margins are subject to conservation and archaeological constraints, as reflected in the Records of Title and District Plan overlays, outlined further below.

Three small ponds are located on the site, adjacent to the main accessway. Identified SNA and gully areas are located on the site between the Te Awa River Ride and Hooker Road.

The Site is zoned General Rural Zone under the Waikato District Plan – Operative in Part.

The Site is subject to a number of planning overlays and controls. Under the OIP, the Site is affected by the aggregate extraction area, Airport Obstacle Limitation Surface, Significant Natural Area, Waikato River catchment and Sites and Areas of Significance to Maaori (SASM 310). The Site is also affected by a Waikato Regional Airport Ltd designation.

The aggregate extraction overlays are due to the sites historical use as a sand quarry.

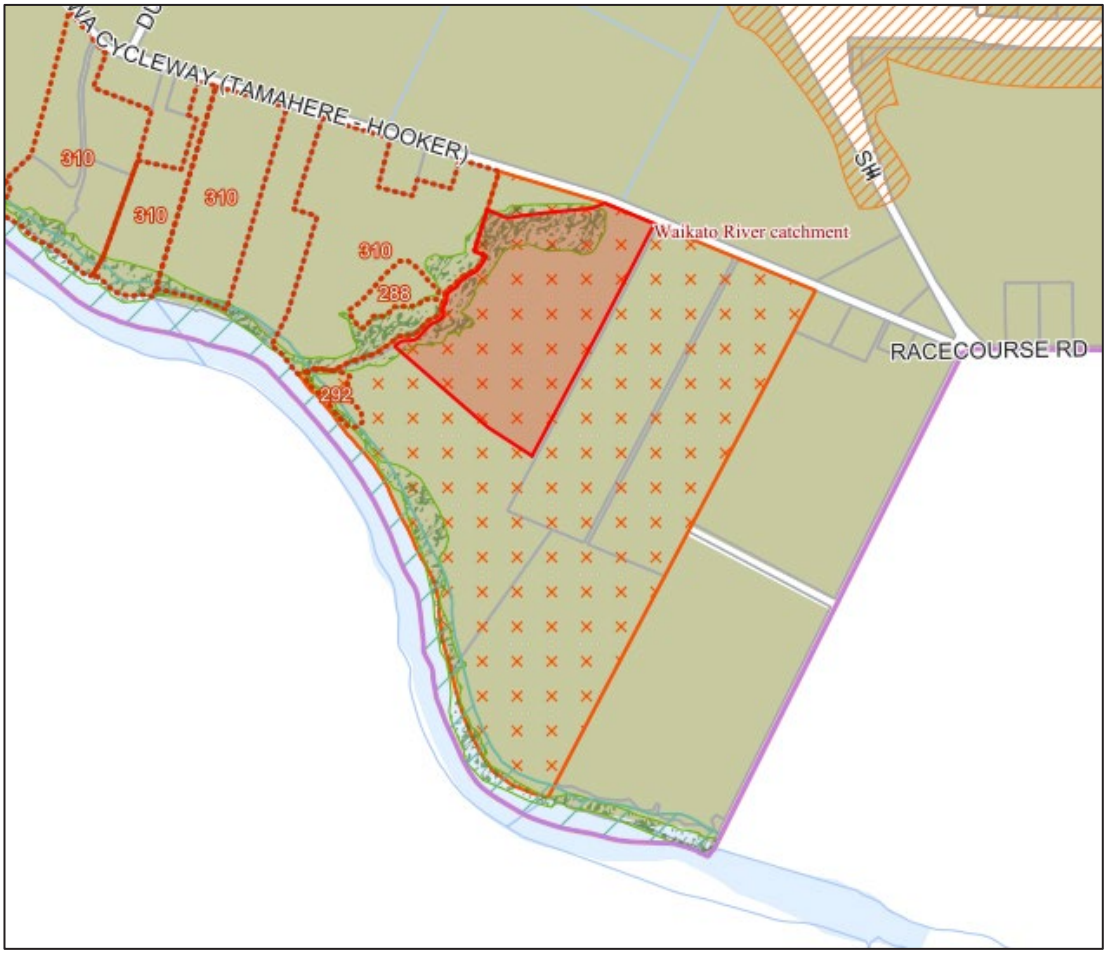


**Figure 2: Operative District Plan – Operative in Part (OIP). Green hatch SNA, orange cross SASM.**

The SASM 310 overlay and registered conservation covenant indicate that the Site and surrounding area have recognised cultural and archaeological sensitivity. The conservation covenant registered over Lot 3 (6811689.4) requires the preservation of the conservation area and archaeological features within that area. It also restricts earthworks, buildings, structures, signs and fire within the covenant area. ArchSite records identify additional archaeological sites on the site, including S15/302, S15/304, S15/551 and S15/572. S15/302 is located near the river within the conservation covenant area, while S15/304 is recorded as destroyed. The current condition of S15/551 and S15/572 has not been confirmed.

The Records of Title identify several additional interests relevant to the Site. These include Consent Notice 6811689.2, Easement Instrument 6811689.5 and Easement Instrument 13224664.1 in favour of Waikato District Council for public cycleway / walkway access over parts of Lots 2, 3 and 6, to provide for the Te Awa River Ride. These interests are addressed further in the Record of Title Interests section 13.1 of this report.

For clarity, the actual festival site does not cover the entire legal site. The festival site is shown in Figure 3 below, and is mainly the areas of pasture, bounded by the site boundary to the north and east, and the Te Awa River Ride to the south and west. In particular, the festival site does not include any SNA areas, the archaeological conservation area, or the residential curtilage.



**Figure 3: Festival site in green (left) and legal site boundaries in red (right).**

Off-site parking is a required component of the festival transport arrangements and forms part of the consent proposal. It will be provided at all of the following locations:

- 165 Hooker Road & 221 Hooker Road
- 364 Racecourse Road
- 1510 Cambridge Road

As shown in **Figure 4** below. The Cambridge Road parking land includes Lot 1 DPS 71331 (RT SA57B/537) and Lot 3 DP 572677 (RT 1042280), owned by Whakanui Stud Limited, and Lot 1 DP 590697 (RT 1130253), also owned by Whakanui Stud Limited. RT 1042280 has an area of 47.2650 ha and RT 1130253 has an area of 52.5000 ha. Together with RT SA57B/537 (6.3000 ha), these Cambridge Road titles have a combined area of 106.0650 ha. The title areas are for the whole landholdings, not the parking footprint.

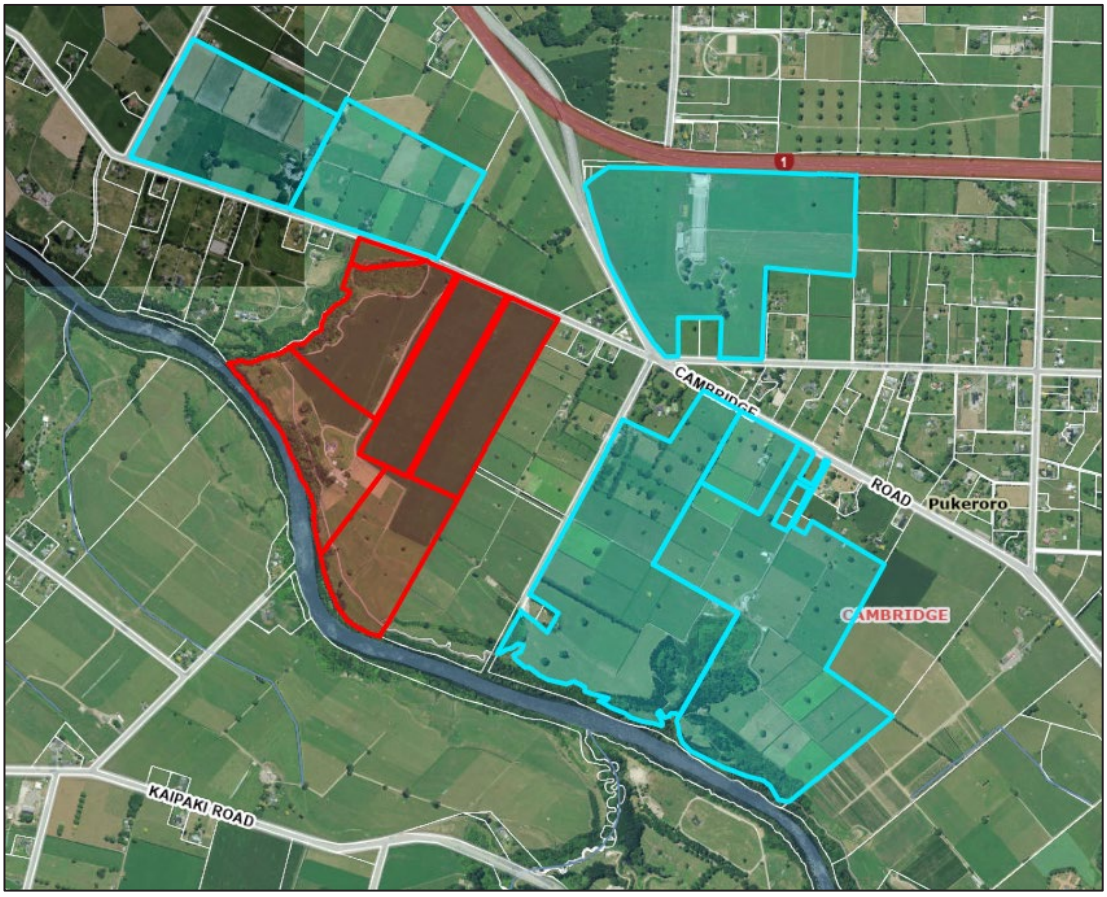


**Figure 4: Off Site Parking (shown in blue)**

The festival and the Hooker Road and Racecourse Road parking sites are within Waikato District, while 1510 Cambridge Road is within Waipā District. All identified parking areas form part of the proposal described and assessed in this AEE. Land use consent is sought from Waipā District Council for the Cambridge Road component and cross-boundary noise under the Waipā District Plan, alongside the application to Waikato District Council for the festival and parking within Waikato District.

The Hooker Road and Racecourse Road parking sites are zoned General Rural under the OIP. The Cambridge Road parking site is zoned Rural under the Waipā District Plan. The off-site parking Records of Title are included in Appendix 1a.

## 4.2 Site History

Parts of the Site have previously been used as a sand quarry. The aggregate extraction overlays reflect that former use. The land is now primarily in pasture and used for pastoral farming. The previous quarrying has modified parts of the Site, as also recorded in the archaeological advice described in this report.

Waikato District Council granted subdivision consent SUB0212/22 on 4 November 2024 for land at 256A Hooker Road, comprising Lots 2–6 DP 332117. The approval provides for an eleven-lot rural subdivision and simultaneous boundary relocations, resulting in seven rural residential allotments, two jointly owned access lots, an esplanade reserve and a balance allotment. It also authorises revocation of a compulsory easement and cancellation or variation of consent notice conditions.

The approval includes access, landscape management and reserve requirements, and retains a large balance allotment for farming. This subdivision consent has not been given effect to.

## 4.3 Surrounding Locality

The surrounding locality is rural in character, with a mix of pastoral farming, rural-residential properties, lifestyle blocks and associated rural activities. The Site is located within the Tamahere area, approximately 7km from Cambridge town centre and 14km from Hamilton. It also sits near the Waikato District / Waipā District territorial boundary. The locality forms part of the wider Hamilton–Cambridge rural environment, with rural and rural-residential settlement (mainly Tamahere) located between the two urban centres.

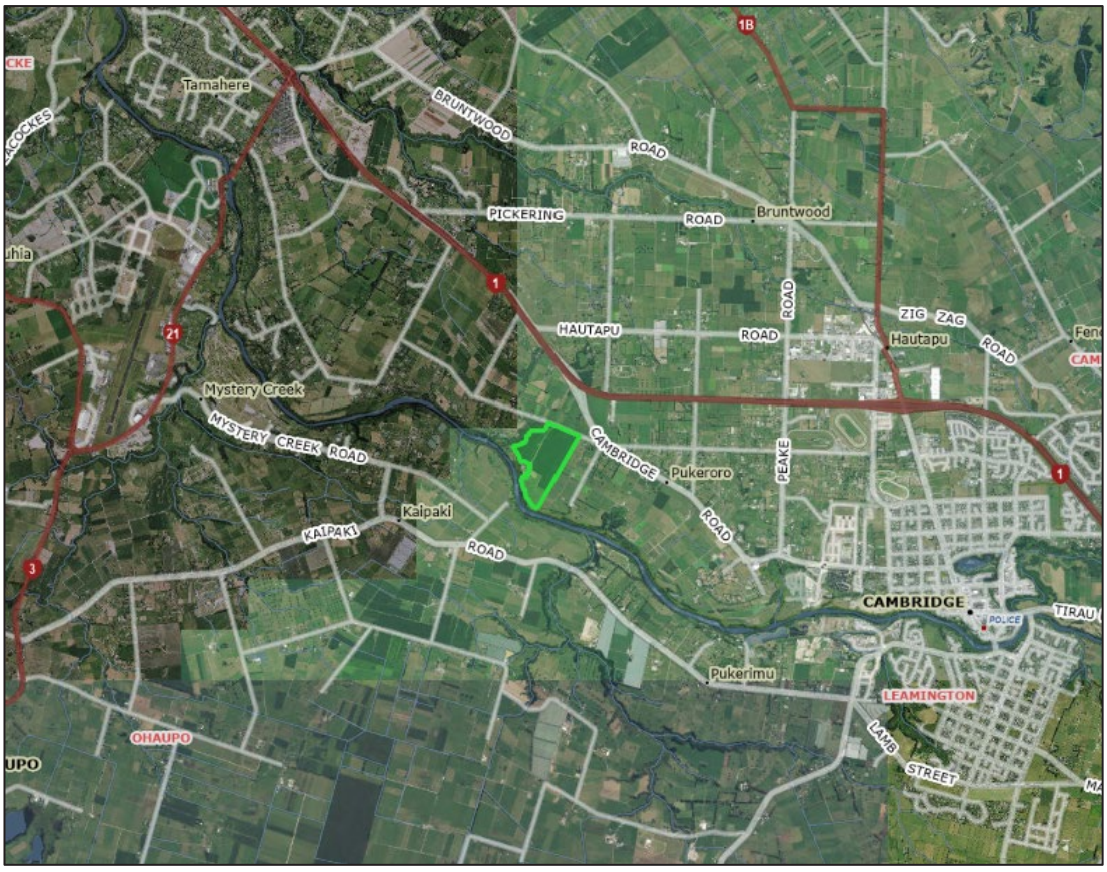


**Figure 5: Locality plan.**

Hooker Road provides the immediate road frontage and local context for the Site. The road has a rural character and serves a number of surrounding rural and rural-residential properties. The wider road network includes connections to Cambridge Road, Pencarrow Road and other local roads. State Highway 1 runs just past the Site to the north and forms part of the wider transport context, with the Waikato Expressway providing regional connections to Hamilton, Cambridge and the wider Waikato region.

The wider locality also includes the Waikato Regional Airport and Mystery Creek Event Centre to the west. The Waikato River and associated gully / riverbank environment are located to the south / southwest of the Site and contribute to the broader landscape, ecological and cultural context of the area.

The surrounding environment also includes mapped environmental and cultural features, including the Waikato River catchment, Significant Natural Areas along the river and gully systems and Sites and Areas of Significance to Maaori, again mainly along the river. These features form part of the existing receiving environment and are relevant to understanding the Site's context and constraints.

The wider locality is also subject to resource consent applications. Shaw's Quarries Limited and Whakanui Stud Limited have applied to Waipā District Council, Waikato District Council and Waikato Regional Council for a sand quarry and cleanfill operation at 1466 Cambridge Road, to the east of the Site. The district applications are LU/0134/26 and LUC0006/27. Waipā District Council accepted the application for processing on 20 July 2026.

A substantive application has also been lodged under the Fast-track Approvals Act for the Waikato Thoroughbred Racing Greenfield Racing Hub on approximately 164ha across Hooker Road, Duncan Road and Pencarrow Road. The proposal includes racing and training facilities, stables, equine services, event facilities and supporting residential, retirement and commercial activities.

These proposals indicate pressure for larger-scale and more intensive development in the Hooker Road locality, alongside its established farming, rural residential and equestrian uses. They form part of the wider development context but remain subject to approval and implementation.

# 5.0 Proposal

The proposal is to establish and operate Live Nation Festival as a temporary four-day music and camping festival at 254-276C Hooker Road, Tamahere. The event is proposed to operate annually over a five-year resource consent duration.

The proposal involves the temporary use of the Site for event establishment, festival operation, pack-out and reinstatement. Most event infrastructure will be temporary and will be removed following each event. The proposal also includes approximately 2,000m² of permanent on-site storage for event-related infrastructure and equipment.

As with the current Rhythm and Vines festival, event operations will be coordinated through an Event Management Plan (EMP). The EMP will be developed and refined as event arrangements are confirmed, then submitted to Council for certification under the proposed conditions before the relevant activities commence. Its minimum content and relationship with the specialist management plans are set out in the Proposed Mitigations section of this report.

The festival is proposed as one integrated temporary event, comprising performances, camping, food and beverage sales, vendors and the associated temporary buildings, structures, facilities, servicing and car parks. These components are assessed together under TEMP-R5, on the interpretation explained in Section 7. Separate consent triggers for signage, parking and traffic, and noise are retained under the applicable provisions. Permanent equipment storage is assessed separately and will comply with the applicable GRUZ building standards.

A draft site plan is provided in Appendix 2, and Figure 6 below. It is expected that this plan will be refined from following the first event and the specific layout will be confirmed each year.

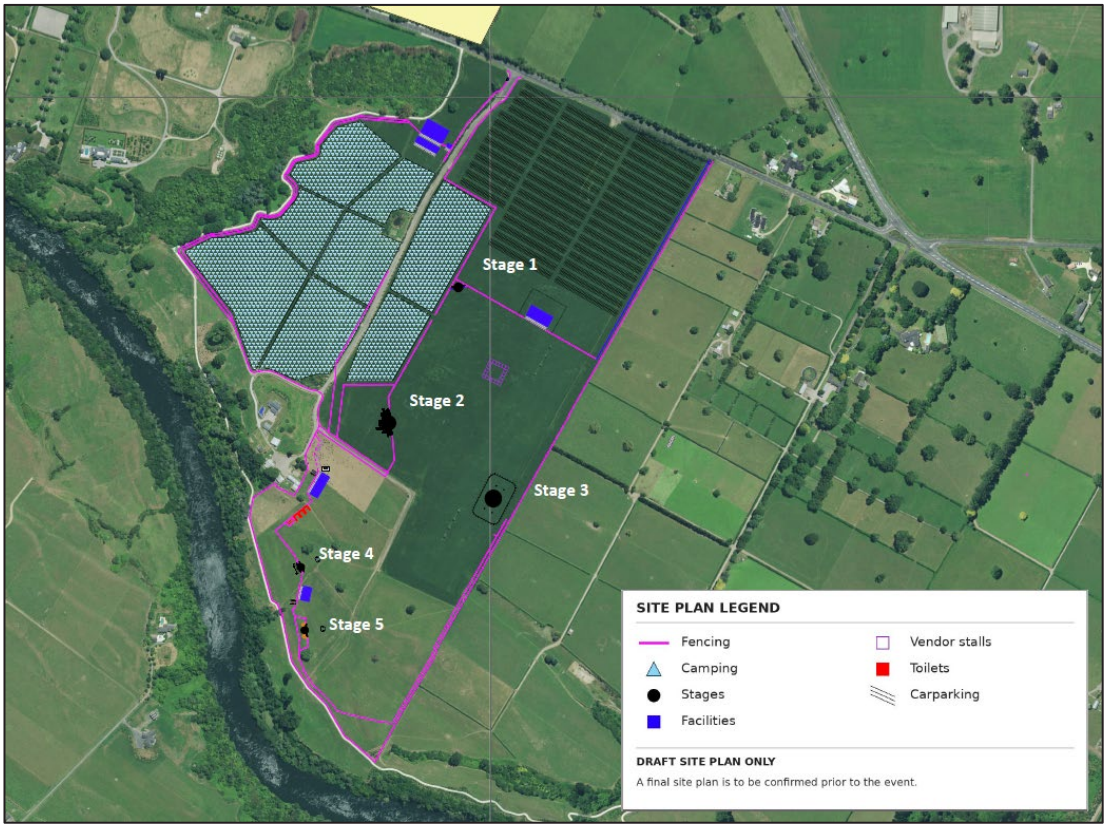


**Figure 6: Site Plan**

### 5.1.1 Event timing

The annual occupation period will run from 15 November to 15 January. Temporary infrastructure setup will begin from 15 November, with production setup beginning from 6 December.

Festival operations will run from 28 December to 1 January. Campgrounds and vendors will close on 1 January. Temporary infrastructure removed and the Site cleared and handed back to the landowner by 15 January, except for the permanent on-site storage area.

### 5.1.2 Event capacity

The festival will accommodate up to 35,000 patrons per day , including up to 18,000 campers. The 28 December event day will be limited to camping patrons, with a maximum of 18,000 patrons. Day ticket holders arrive on site on 29 December.

The event will also involve approximately 300-500 performers per day and 1,250 staff and contractors per day. Additional people on Site will include suppliers, vendors, production crews, security staff, medical personnel, transport operators and emergency service providers.

### 5.1.3 General festival activities

The festival will include live and amplified music across five stages. Stage 2 is the mainstage and is proposed to be up to 20m high. The other stages will be up to 15m high, but likely to be smaller depending on the final design. The main festival arena will operate from approximately 1:00pm each day. Stages will generally operate from approximately 2:00pm, with staggered closing times.

With the exception of the mainstage, other stages are often bespoke, with designs responding to the booked acts and developed with local designers and artists. Their design and appearance may

change each year. The final EMP for each event will confirm the stage designs, dimensions and arrangements within the proposed height limits and the consented event requirements.

Examples supplied by the applicant from its Gisborne event include a mainstage structure approximately 12m high to the top of the roof, 35m wide and 30m deep including the dock ramp, and a smaller third-stage structure approximately 6.5m high to the top of the roof, 18.5m wide and 9m deep. These examples illustrate the scale of stage structures used at comparable events; they are not the final designs or dimensions proposed for this Site.

On 28 December, stages will operate from approximately 2:00pm to 1:00am on 29 December. On 29 and 30 December, most stages will close by approximately 1:00am the following day, with one stage operating until approximately 2:30am. On 31 December, most stages will close by approximately 1:00am on 1 January, with one or two stages operating until approximately 3:30am. The festival arena is expected to close at approximately 3:00am the following day after the 28–30 December event days, and at approximately 4:30am on 1 January after the 31 December event day. The 28 December event day will be a camper-only day.

The event will include camping, food and beverage vendors, market vendors, general stores, licensed alcohol sales under a special licence, customer service, welfare services and back-of-house operational areas. Event control, security, CCTV, medical, fire safety, welfare and emergency response activities will operate throughout the event period.

Patron entry will include vehicle and bag searches, ticket checks, ID verification, wrist banding and RFID gate scanning. Staff, contractors, suppliers, visitors, artists and other personnel requiring Site access during the build, event and break periods will be managed through an accreditation process. Safety of the staff and attendees is the top priority for the Applicant.

No fireworks are proposed and no fireworks are intended to be permitted at the event.

The Event Control Centre will operate from 28 December to 1 January. It will coordinate incident response, emergency communications, information exchange, radio traffic, CCTV monitoring and communication with external stakeholders.

### 5.1.4 Temporary infrastructure and facilities

Temporary buildings, structures and facilities will be established within the festival and camping areas for each annual event. These will include:

- Five stages, with Stage 2 (the mainstage) up to 20m high and the other stages up to 15m high, including covered performance areas. Temporary event buildings, including stages, will be positioned to meet the applicable GRUZ building setback distances from external site boundaries. Temporary perimeter security fencing (up to 2.4m high) forms part of the event infrastructure.
- Marquees, tents, bars, food and market stalls, seating and picnic areas.
- Event control, production, staff, contractor and backstage facilities.
- Entry gates, ticketing, accreditation and customer service facilities.
- Medical, first aid and welfare facilities.
- Camp HQ information and support hubs, general stores, chill-out areas and powder rooms.
- Portable toilets, urinals, flushing toilets, accessible toilets and campground showers.

- Temporary water storage and distribution facilities, drinking-water stations and liquid-waste storage facilities.
- Generators, temporary electrical distribution and associated fuel storage.
- Waste and recycling stations and collection areas.
- Temporary lighting, event signage and wayfinding signs.
- Security fencing up to approximately 2.4m high, barriers and controlled access points.
- Temporary vehicle circulation routes, parking areas and pedestrian routes.

The facilities will be installed during establishment and removed during pack-out. The permanent storage component is described separately in Section 5.1.5.

The site plan in Appendix 2 identifies the festival arena, camping and on-site parking areas. The annual EMP may refine the placement of temporary stages, camping facilities and amenities within the assessed event areas. Off-site parking will be provided at the three identified parking areas across four properties. The EMP and ETMP will confirm the detailed layouts and operations within those required parking areas.

### 5.1.5 Permanent storage

The proposal includes approximately 2,000m² of permanent on-site storage. This area will be used to store event-related infrastructure and equipment between annual events. The storage area will remain on the Site outside the annual event occupation period and will reduce the need to fully remove and transport all event infrastructure off site each year. It will be a mix of covered and uncovered storage of equipment.

The permanent storage area will comply with the applicable GRUZ building height, setback and site coverage requirements and the registered title restrictions. The permanent storage is distinguished from the temporary buildings installed and removed for each event; the TEMP interpretation set out in Section 7 does not exempt permanent storage from those standards. The final location will be shown on the Site layout plan within the EMP.

### 5.1.6 Access and transport

Vehicle access to the festival will be managed through controlled entry points at the existing vehicle crossings from Hooker Road. Transport arrangements are described in the Integrated Transportation Assessment (ITA), prepared by Commute and included in Appendix 3. These comprise managed vehicle access and parking, bus and shuttle services, taxi and rideshare facilities, pedestrian and cycle routes, and service and emergency vehicle access.

Festival traffic will be directed via the State Highway network, Cambridge Road, Hooker Road and Pencarrow Road in accordance with the distribution assessed in the ITA. Access via Racecourse Road will serve vehicles using the Racecourse Road parking area. Temporary traffic controls will manage turning movements, pedestrian crossings and queues at the relevant intersections. The ITA identifies controls allowing northbound traffic on Cambridge Road to be held temporarily to facilitate right turns into Hooker Road, supported by a marshal monitoring queues north of the intersection.

Vehicle queues and ticket processing will be accommodated within the Site and parking areas. The Event Traffic Management Plan (ETMP) will specify processing locations, staffing, queue

monitoring, intervention thresholds and contingency procedures to manage arrivals and departures and prevent queues extending towards SH1 or Cambridge town centre. Access to neighbouring properties and emergency access will be maintained.

Service and contractor vehicles will use the main Hooker Road access, with loading and unloading undertaken within the Site. No loading will occur on Hooker Road. Internal service routes will be separated from public areas through access controls, signage and staff supervision. Emergency vehicles will access the festival through the main Hooker Road entrance, with movements coordinated through Event Control, traffic marshals, security and medical personnel.

### 5.1.7 Parking and passenger transport

Approximately 3,500 on-site parking spaces for campers will be accessed from Hooker Road, on the festival Site. Accessible and priority parking will be provided within this area. Temporary parking aisles, circulation routes and turning areas will be managed by marshals, with provision for forward vehicle entry and exit, internal queuing and separation from pedestrian routes.

Off-site parking will be provided at 165 Hooker Road, 221 Hooker Road and 364 Racecourse Road in Waikato District, and 1510 Cambridge Road in Waipā District, as shown in **Figure 7.** All three parking areas across four properties are required components of the festival transport arrangements and are included in the consent proposal. The ITA identifies approximately 7,150 off-site spaces: approximately 2,600 accessed from Hooker Road for campers and staff, 3,500 accessed from Racecourse Road for patrons arriving from the north, and 1,050 accessed from Cambridge Road for patrons arriving from the south. The approximate capacities allow the detailed parking layout to be finalised through the ETMP; use of the identified parking sites is part of the proposal.

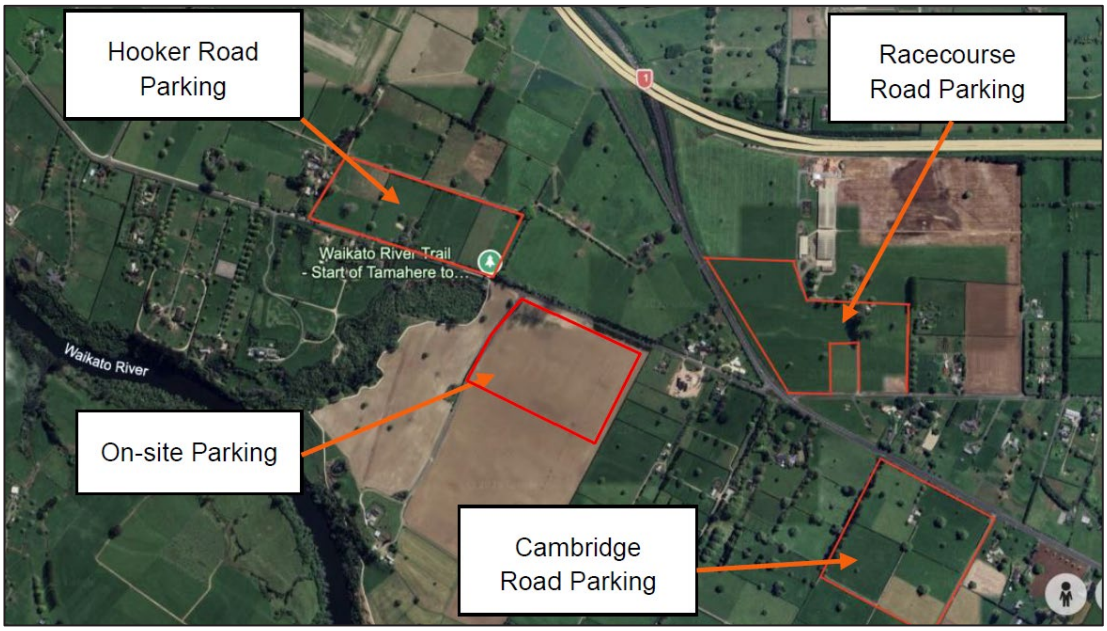


**Figure 7: Car Parking Locations**

The Racecourse Road and Cambridge Road parking areas will operate with left-turn-only entry arrangements as described in the ITA. Parking and waiting on Hooker Road, Racecourse Road and Cambridge Road will be prohibited and actively controlled through the ETMP and relevant road corridor approvals.

Patrons will travel between the parking areas and festival entrances using managed pedestrian routes. Temporary paths along Hooker Road and controlled crossings of Hooker Road and Cambridge Road will be supported by staff, barriers, signage and traffic controls. Within the Site, delineated and illuminated routes will connect entrances, parking, camping areas and the festival arena. Secure cycle parking will be provided on-site. Public access along Te Awa River Ride will be maintained, with event access arrangements coordinated with the trail operator.

Camper parking will operate on a single-entry and single-exit basis, with vehicles remaining parked for the duration of the stay. Campers travelling to local centres during the festival will use buses, taxis or rideshare services.

Organised buses are proposed from Auckland, Tauranga, Taupō and New Plymouth, with circulating services connecting Hamilton and Cambridge with the festival. The ITA identifies the Racecourse Road and Cambridge Road parking areas as the pick-up and drop-off locations for buses, shuttles and rideshare vehicles. Buses will turn within those areas and will not reverse onto or off the public road network. The final passenger transport arrangements will address service frequencies, operating hours, passenger waiting areas, bus layover and departures following the conclusion of each day's programme.

Commute's ITA provides the transport assessment and management strategy for the festival and all three required off-site parking areas across four properties. The ETMP will set out the detailed layouts and operational arrangements within these identified areas, including traffic controls, pedestrian routes, crossings, staffing and signage. It will implement the assessed strategy in coordination with Waikato and Waipā District Councils, NZTA and relevant transport stakeholders. Its submission, certification and implementation before each event are required by the proposed conditions. Road corridor and road closure approvals will be obtained separately where required.

For more details on traffic, carparking and transport matters, please refer to the ITA prepared by Commute, in Appendix 3.

### 5.1.8 Servicing and waste

Temporary off-grid servicing will be provided for the event. All event water, including potable water, will be delivered to the Site by tanker and stored and distributed through temporary facilities. Water supply and distribution will be managed by a water management company, including drinking-water stations, showers and toilet flushing. The final EMP will specify supply, storage, distribution, replenishment, servicing and contingency arrangements for the maximum consented population.

Solid waste will be managed through a Waste Management Plan. Waste and recycling stations will be located in high-use areas, including campgrounds, stages, food villages, bus and taxi hubs, festival arenas, car parks and external roads.

Liquid waste will be managed through a Liquid Waste Management Plan within the final EMP. All blackwater will be contained and trucked off-site by contractors for disposal at an authorised facility. Only greywater is proposed to be discharged on-site, subject to separate regional consent. If that consent is not obtained, greywater will also be contained and trucked off-site for disposal at an authorised facility. No on-site greywater discharge will occur without the required regional authorisation. Portable toilets, urinals, flushing and accessible toilets, campground showers and backstage facilities will serve the event. The servicing schedule will accommodate up to 35,000

patrons, including 18,000 campers, together with staff, contractors and performers. Facility numbers, locations and servicing arrangements will be specified in the EMP.

Electricity will be supplied by on-site generators, with associated fuel storage in 950 L petrol and 4,950 L diesel above-ground tanks. Fuel storage and handling will be managed through the EMP in accordance with the applicable hazardous substance's requirements.

Food and market vendors will be located within designated food villages across the festival arenas and campground areas. These areas will be positioned to provide convenient access for camping patrons and general admission patrons, while supporting efficient movement along key access routes. Food courts will include seating, picnic tables and water stations.

### 5.1.9 Health and safety arrangements

The proposal will involve a large temporary population on the Site, including patrons, campers, staff, contractors, performers, suppliers and vendors. The proposed health, safety and security arrangements described below will address event establishment, festival operations, camping and pack-out. These arrangements will be refined and documented in the final EMP and associated plans for certification before the relevant event activities commence.

Site employees, contractors and visitors will be required to complete a site safety induction, with service contractors providing their health and safety documentation before arriving on the Site. A designated Health and Safety Representative will oversee inductions, monitor personal protective equipment and safe work practices, record incidents and hazards, and update risk assessments in response to site operations. The final EMP will document these procedures and responsibilities.

Hato Hone St John is identified as the proposed medical provider. On-site medical services will treat and stabilise patients and arrange off-site transfers where required. It is expected that over 40 paramedics will be on site. A trained Fire Safety Team will respond to minor fires and coordinate escalation to Fire and Emergency New Zealand when necessary. Engagement with New Zealand Police will determine the appropriate Police presence and support during the festival.

The Event Control Centre will operate from 28 December to 1 January, until patrons have vacated the Site. It will coordinate operational communications, incident reporting, emergency response, radio communications and CCTV monitoring across the festival, and beyond the site (to the offsite car parks). Patron welfare measures include a text help service monitored through Event Control, location reference signs and an on-site care space. Camp HQ facilities will operate 24 hours a day to respond to camper enquiries and matters relating to welfare, cleanliness, behaviour and security.

Security personnel will operate under a Festival Security Manager, with a Security Management Plan to be submitted as part of event licensing. Security fencing will form a security moat around the event area to restrict unauthorised entry and direct patrons entering and leaving through designated access points. This arrangement will also help prevent patrons from leaving through the event boundaries and entering neighbouring properties. Car park stewards will manage vehicle arrival and departure, with external traffic and access arrangements coordinated through the ETMP.

These proposed arrangements provide the framework for coordinated management of site safety, patron welfare, access and incident response. The final EMP and associated plans will refine the operational arrangements for each event, including personnel, resourcing, management responsibilities and communication procedures. Health and safety is a top priority of the applicant.

### 5.1.10 Noise, lighting and signage

Noise sources include amplified music, patrons, camping, vehicles, generators, servicing and event establishment and pack-out. The Acoustic Assessment prepared by Styles Group in Appendix 4 models amplified sound from all five stages and maps predicted levels at surrounding receivers in the Waikato and Waipā Districts. The proposed front-of-house limits, measured 30m in front of each stage, are 95, 96, 102, 98 and 98 dB LAeq(5min) for Stages 1 to 5 respectively. Amplified music will commence at 2:00pm, with the last stage closing by 1:00am on 29 December, 2:30am on 30 and 31 December, and 3:30am on 1 January.

The Production Manager will be responsible for managing amplified music across the festival stages, including stage positioning, speaker orientation and configuration, and continuous front-of-house sound monitoring at each stage. Real-time results will be visible to the sound engineers so that output can be adjusted to comply with the stage-specific limits. The Noise Management Plan will set out monitoring, complaints and corrective-action procedures. Noise from establishment and pack-out will comply with the recommended construction noise limits in NZS 6803:1999 for a typical-duration project, assessed 1m from the façade of occupied dwellings on adjacent sites.

Temporary lighting will be provided for stages, accessways, campgrounds, patron movement, emergency response and Site operations. Lighting will comply with the applicable District Plan light spill and glare standards. The final Lighting Plan will form part of the EMP and specify lighting locations, types, orientation, operating periods and controls to achieve that compliance.

Temporary festival signage will identify the event, its activities, services and facilities. Proposed signs include festival names, logos and entrance branding; stage names and performance information; vendor names, menus and price boards at food stalls, bars and market stalls; sponsor logos, product and promotional advertising; and signs identifying ticketing, accreditation, merchandise and customer-service areas.

Signs will include freestanding boards and directional signs, banners and flags, signs attached to temporary buildings, marquees, vendor stalls and stage structures, and signs fixed to internal and perimeter fences. Fence signage will include event branding, sponsor and advertising banners, branded fence mesh or scrim, directional information and safety notices. Signage will be distributed through the festival arena, camping areas, entrances and associated parking areas as relevant to those activities.

Wayfinding and operational signs will identify pedestrian routes, parking areas, bus and shuttle stops, taxi and rideshare facilities, pick-up and drop-off areas, camping zones and Camp HQ. Facilities signs will identify toilets, accessible facilities and routes, showers, drinking-water points, waste and recycling stations, medical and welfare facilities, and information and lost-property services. Safety and security signs will identify emergency exits and assembly points, restricted and staff-only areas, security instructions and site rules.

Temporary signs will be installed during establishment and removed during pack-out. Some entrance, perimeter-fence and other event signs will be visible from roads or adjoining properties and are addressed under the general signs rule.

Traffic management signs within the road reserve will be provided through the ETMP and the relevant road-controlling authority's approvals. These will identify temporary traffic controls, closures, diversions, vehicle access and pedestrian crossings. Road-reserve signage will be limited

to traffic management; festival advertising and general event signs will be located within the festival and associated parking land.

### 5.1.11 Site preparation and reinstatement

The proposal may include temporary site preparation required to establish and operate the event, including temporary surfacing, matting or trackway for access, parking, servicing and high-use areas.

No earthworks are proposed for the event. Site preparation may include temporary surfacing, matting or trackway and installation of standard marquee pegs. Stages will use above-ground concrete ballast rather than ground anchors. No event activities or works will occur on the lower riverside terrace containing the archaeological site, and activities involving ground disturbance are excluded from the area identified by HNZPT. No vegetation removal or disturbance of identified cultural or archaeological sites is proposed.

Following the event, temporary stages, structures, lighting, fencing, signage, servicing infrastructure, waste, recycling, plant and temporary traffic management measures will be removed. The Site will be cleared and handed back to the landowner by 15 January, except for the permanent on-site storage area and any other infrastructure authorised to remain on the Site.

### 5.1.12 Other

No earthworks are proposed or works near the SNA on the Site. No access is proposed from the Te Awa River Ride Track. No fireworks are proposed.

## 6.0 Consultation

Consultation has been undertaken during preparation of the application with Waikato and Waipā District Councils, NZ Transport Agency Waka Kotahi (NZTA), mana whenua representatives, emergency services, neighbouring landowners, the Tamahere community group, local businesses and other stakeholders. Live Nation has led community and stakeholder engagement, with B&A coordinating planning consultation and Commute and Styles Group contributing transport and acoustic advice. The consultation undertaken, feedback received and matters requiring further engagement are outlined in the Consultation Memorandum in **Appendix 7** and associated **Attachments** and briefly summarised below.

Pre-application meetings were held with Waikato District Council on 3 September and 6 October 2026. Discussions addressed the consenting process, event operations, traffic, noise, ecology, servicing and neighbour engagement. Council identified matters requiring further assessment, including pedestrian access, traffic queues, emergency access, noise effects on nearby properties with equine related activities, and coordination between the acoustic and ecological assessments. Live Nation confirmed that fireworks are excluded from the proposal.

A joint transport meeting with Waikato and Waipā District Council staff was held on 9 October 2026. This addressed the Cambridge Road, Hooker Road and Racecourse Road intersection, parking access, pedestrian routes and crossings, potential road closures and detailed traffic management arrangements. Commute has also engaged with NZTA regarding effects on the State Highway network. NZTA's initial comments of 27 October 2026 identified matters relating to traffic

modelling, departure peaks, queue management, pedestrian movements and operational contingencies.

Live Nation has engaged with neighbouring and nearby property interests on both sides of the Waikato River and has met with the Tamahere community group. Letters of support have been received from a range of residents, landowners, businesses, community organisations and elected representatives. These include correspondence from Harry Wilson for Ngāti Koroki Kahukura, Te Awa River Ride Trust, Waikato Regional Airport Ltd, Windsor Park Stud and Waikato Thoroughbred Racing. The support received is subject to the qualifications in each letter, including requirements for consent conditions and event management arrangements. A schedule of the support records is included in the Consultation Memorandum.

Consultation has informed the proposal and the assessment of transport, noise, pedestrian safety and emergency arrangements in this application. The applicant has requested public notification, providing an opportunity for the wider community to review the application and make submissions.

# 7.0 Reasons for Consent

This AEE supports all district land use consents sought from Waikato District Council and Waipā District Council under their respective district plans. The applications cover the whole integrated festival proposal, associated parking and cross-boundary noise, and are assessed together as a bundled non-complying activity. The separate application to Waikato Regional Council for the greywater discharge is addressed in its regional AEE.

The Appeals Version of the Proposed Waikato District Plan was released on 8th of August 2022 while the Waikato District Plan - Operative in Part was released on the 30 October 2024 as a result of incorporating the decisions of Variation 3. The Waikato District Plan - Operative in Part is updated periodically and will be considered at time of decision for this consent. At this point of time, all rules under the Waikato District Plan - Operative in Part have either legal effect (pursuant to s86B), are treated as operative (pursuant to s86F) or are operative (pursuant to Schedule 1, Clause 20).

The Site is zoned General Rural Zone under the OIP. The Site is also subject to the Aggregate Extraction Policy Area / aggregate extraction area, Airport Obstacle Limitation Surface, Waikato River Catchment, Significant Natural Area, Sites and Areas of Significance to Maaori (SASM 310), and the Waikato Regional Airport Ltd designation.

The Cambridge Road parking site is zoned Rural Zone under the Waipā District Plan and does not have any policy overlays or controls.

The following assessment addresses the OIP rules for the festival and associated activities in Waikato District, and the Waipā District Plan rules for the temporary parking activity and noise infringements included in this application. Festival stages, amplified performances and camping are located in Waikato District. The basis for including the Waipā noise rules pending legal confirmation is explained below. Appendix 8 contains the rules assessment for both district plans. The OIP temporary-event interpretation is explained below.

## 7.1 Waikato District Plan – Operative in Part (OIP)

- **TRPT-R4 – Traffic generation:** Approximately 7,000 vehicle movements per day are proposed during the four-day event period, exceeding the permitted General Rural Zone threshold of 200 vehicle movements per site per day. Traffic generation is addressed in the Integrated Transportation Assessment prepared by Commute in **Appendix 3.**

  Consent is required as a restricted discretionary activity under TRPT-R4(2).

- **NOISE-R8 & NOISE R11 – Noise – general:** Amplified music and associated event noise will exceed the permitted daytime and night-time noise limits at receivers in the General Rural Zone and Rural Lifestyle Zone. At the notional boundary on another General Rural Zone site, these limits are 50 dB LAeq between 7am and 7pm, 45 dB LAeq between 7pm and 10pm, and 40 dB LAeq and 65 dB LAmax between 10pm and 7am. The same limits apply to noise received in the Rural Lifestyle Zone. Predicted noise levels and the extent of exceedances are addressed in the Acoustic Assessment prepared by Styles Group in **Appendix 4.**

  Consent is required as a discretionary activity under NOISE-R8(2).

- **SIGN-R11 – Signs – general:** The festival will include entrance and event branding, stage identification, vendor and menu boards, sponsor and advertising signs, fence-mounted banners and branded mesh, freestanding signs and flags, wayfinding, facilities information, and safety and security notices. These signs are ancillary to the temporary event, but signs are not expressly identified in the temporary-event definition. Consent is therefore retained under SIGN-R11 for festival and associated parking signs within Waikato District that are visible from a road or adjoining site, are not otherwise permitted under SIGN-R1, and depart from the general signage standards. The EMP will contain the final signage schedule. Traffic management signs located within the road reserve will be addressed through the ETMP and the relevant road-controlling authority's approvals.

  Consent is sought as a restricted discretionary activity under SIGN-R11(2).

- **TEMP-R5 – Temporary event:** The four-day festival exceeds the permitted duration of less than 72 hours and will operate outside the permitted hours of 7:30am to 8:30pm. Temporary structures will be erected more than two days before the event and removed more than three days after its conclusion. Annual site occupation from 15 November to 15 January also exceeds the permitted reinstatement period. Consent is sought for the festival together with its associated temporary buildings, structures and car parks in Waikato District, including their establishment, operation and removal.

  Consent is required as a discretionary activity under TEMP-R5(2).

The OIP defines a temporary event as a social, cultural or recreation event, including entertainment events, carnivals, festivals, fairs, markets or exhibitions, and expressly includes "*associated temporary buildings or car parks*". The festival and its associated temporary stages, marquees, bars, stalls, amenities and car parks are assessed together under that definition and TEMP-R5.

We have considered GRUZ-S3 (building height), GRUZ-S9 (building coverage) and GRUZ-S12 (building setbacks). Our interpretation is that the specific TEMP-R5 pathway captures the buildings and infrastructure associated with the temporary event as part of the temporary event.

Accordingly, these GRUZ standards are not identified as separate non-compliances for the temporary event buildings and infrastructure.

The temporary built form remains part of the proposal and effects assessment: Stage 2 (the mainstage) will be up to 20m high, other stages up to 15m high, and the temporary buildings and facilities are described in Section 5 and shown on the event site plan. Temporary event buildings will meet the applicable GRUZ setback distances from external site boundaries. Their scale, distribution, visual effects and removal are assessed as part of the temporary event. Permanent storage buildings will comply with the applicable GRUZ height, coverage and setback standards and are not included in this interpretation for temporary buildings.

## 7.2 Waipā District Plan

The Waipā District Plan consent component includes the temporary use of Rural-zoned land at 1510 Cambridge Road for approximately 1,050 car parking spaces and the associated access, passenger pick-up and drop-off, and pedestrian arrangements described in Section 5.1.7 and the ITA in **Appendix 3**. The parking serves the festival in Waikato District. No festival stages, amplified performances or camping are proposed on the Cambridge Road parking land. Festival noise received in Waipā is also conservatively included in the application.

- **Rules 4.4.1.1(q), 4.4.1.4(a)(xii) and 4.4.2.53 – Temporary events:** The Cambridge Road parking is ancillary to the festival and operates for more than two days, beyond 10:00pm and serves more than 500 people. Consent is sought as a discretionary activity.
- **Rule 4.4.2.15 – Rural Zone noise:** Predicted event noise reaches up to 70 dB LAeq(5min) immediately across the Waikato River, exceeding the permitted daytime and night-time limits at affected rural dwellings. Consent is sought as a discretionary activity.
- **Rule 2A.4.2.41 – Medium Density Residential Zone noise:** Predicted event noise is 40–50 dB LAeq(5min), exceeding the 40 dBA night-time limit where levels are above 40 dB if the rule applies to noise received in the zone. Consent is sought as a discretionary activity.
- **Rules 7.4.2.18–7.4.2.20 – Industrial Zone noise:** Predicted event noise is 40–50 dB LAeq(5min). The general and precinct-specific rules have different noise limits and locations of assessment. Consent is sought as a discretionary activity.
- **Rule 5.4.2.15 – Reserves Zone noise:** Predicted event noise is 40–50 dB LAeq(5min), with potential exceedance of the 40 dBA night-time limit if the rule applies to festival noise received in the zone. Consent is sought as a discretionary activity.
- **Rules 9.4.2.15–9.4.2.18 – Mystery Creek Events Zone noise:** These rules address noise on activity and non-activity days and associated noise management requirements. Consent is sought as a discretionary activity.
- **Rule 11.4.2.12 – St Peters School Zone noise:** Predicted event noise is approximately 45–55 dB LAeq(5min). If the rule applies to festival noise received in the zone, these levels exceed the 40 dBA night-time limit and may exceed the 50 dBA daytime limit. Consent is sought as a discretionary activity.
- **Rules 14.4.1.7 and 14.4.1.5(a) – Deferred Zone noise:** Predicted event noise is 40–50 dB LAeq(5min), exceeding the 40 dBA night-time limit under Rural Zone Rule 4.4.2.15 where

levels are above 40 dB. Rule 14.4.1.7 applies the Rural Zone standards, and Rule 14.4.1.5(a) makes the infringement non-complying. Consent is sought as a non-complying activity.

The zone noise rules under the Waipa District Plan use different wording to Waikato, including requirements for activities to be conducted so that noise does not exceed limits at site boundaries or within the notional boundary of a dwelling. This wording may be interpreted as controlling activities located within the relevant zone, or as applying to noise received at the specified locations. The application includes the Rural, Medium Density Residential, Industrial, Reserves, Mystery Creek Events, St Peters School and Deferred Zone noise provisions conservatively to cover either interpretation. Consent is sought for the proposed festival noise under those provisions, with the predicted levels and effects assessed in Section 10.2.2 and **Appendix 4.**

Initial advice from Waikato District Council and Waipā District Council was that Waipā consent was required only for the temporary parking activity, and not for festival noise generated in Waikato District. The application nevertheless conservatively includes the listed Waipā noise rules pending legal confirmation and assesses the whole bundled proposal as a non-complying activity.

## 7.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

Resource consent is not required under the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESCS'). This is due to no earthworks or land disturbance being proposed.

### 7.3.1 Activity Status

The festival, camping, temporary infrastructure, permanent storage, associated parking and cross-boundary noise form an integrated proposal. These activities are assessed together under the bundling approach, with the most restrictive activity status applying to the proposal as a whole. The Deferred Zone noise infringement under Rules 14.4.1.7 and 14.4.1.5(a) therefore makes the entire bundled land use proposal a non-complying activity.

The rule-specific activity statuses identified above remain relevant to the individual consent triggers, but the Waikato and Waipā components are not assessed as separate discretionary and non-complying proposals. The overall assessment proceeds on a non-complying basis under sections 104, 104B and 104D of the RMA.

# 8.0 Public Notification Assessment (Section 95A)

## 8.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

### 8.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

The applicant requests notification for this proposal, pursuant to Step 1.

The applicant considers that public notification is the most appropriate process to provide assurance to Council and the community that the proposal and its potential effects can be assessed through an open process. Public notification will give the community an opportunity to review the application and make submissions and will enable Council to take those submissions into account when determining the application.

As public notification is requested by the applicant, it is required under Step 1 of section 95A. No further assessment of the public notification tests or limited notification under section 95B is necessary.

### 8.1 Public Notification Conclusion

Having undertaken the section 95A public notification tests, under step 1 public notification is required as it has been requested by the applicant. The application will therefore proceed on a publicly notified basis.

## 9.0 Consideration of Applications (Section 104)

### 9.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a non-complying activity, section 104D of the Act states that a council may only grant the application if:

(a) adverse effects will be no more than minor; or

(b) the activity is not contrary to the objectives and policies of the relevant plans.

## 10.0 Effects on the Environment (Section 104(1)(a))

The following assessment addresses the actual and potential effects on the environment of allowing the activity under section 104(1)(a) of the RMA. It draws on the proposal, supporting technical assessments, proposed management measures and conditions of consent, and addresses effects during annual establishment, operation and reinstatement, together with the permanent storage component.

## 10.1 Permitted Baseline

A permitted baseline is available to the extent that the District Plan permits temporary events and rural activities that comply with the relevant permitted standards. In particular, the permitted baseline includes temporary events that operate within the permitted duration, hours, setup / removal periods, traffic generation, noise, lighting and signage standards. There are also permitted baselines relating to signage, site coverage, noise, and other performance standards. Given the scale of the event and the proposed exceedances, the permitted baseline for this activity is only considered to be of limited use.

Accordingly, while the permitted baseline provides useful context for the types of temporary activities anticipated by the plan framework, it has limited application to the assessment of the actual and potential effects of this proposal. The assessment therefore focuses on the effects of the event as proposed.

## 10.2 Assessment of Actual and Potential Effects

The actual and potential effects of the proposal are assessed below under the following topics:

- Traffic and transport effects;
- Noise effects;
- Ecological effects;
- Cultural and archaeological effects;
- Servicing and waste effects;
- Amenity and rural character effects; and
- Positive effects.

These matters are set out and discussed below.

### 10.2.1 Traffic and transport effects

Commute has prepared an ITA which is attached as **Appendix 3**. It assesses the effects of the festival on the surrounding road network, including vehicle access, parking, passenger transport, pedestrian and cycle movements, servicing and emergency access. The assessment provides for up to 35,000 patrons, including up to 18,000 campers, together with staff and performers. It considers the arrival and departure patterns associated with the event and identifies the transport management measures required to accommodate those movements.

The festival will temporarily increase traffic on surrounding roads, with the greatest demand occurring during peak arrivals and departures. Commute's modelling indicates that the assessed intersections can accommodate peak arrival traffic with generally good levels of service and limited queuing. Active intersection management will address turning movements, pedestrian crossings and periods of increased demand. Queues will be monitored, with intervention procedures to manage their extent before they affect SH1 or Cambridge town centre. These measures address both the capacity of the road network and the practical management of competing movements during the event.

Departures on 1 January will create a concentrated period of outbound traffic. Commute considers that lower background traffic and the availability of alternative departure routes will assist

dispersal. Vehicle queues will be accommodated within the Site and parking areas, with releases onto the road network actively managed. Departure routing, queue monitoring and coordinated traffic controls will manage pressure on the receiving roads while maintaining access for neighbouring properties and emergency vehicles. The departure assessment relies on these operational measures, which will be implemented through the Event Traffic Management Plan (ETMP).

Pedestrian movements between off-site parking areas, passenger transport facilities and festival entrances will create potential conflicts with vehicles. The transport strategy addresses these conflicts through designated walking routes, controlled crossings, marshals, barriers, signage and lighting. Crossing operations will be coordinated with intersection controls and queue management to provide for pedestrian movement while managing traffic delays. Within the Site, delineated routes and controlled service access will separate pedestrians from vehicle circulation at higher-conflict locations. Secure cycle parking and managed connections with Te Awa River Ride will support active travel, with public access along the trail maintained.

Parking demand will be accommodated within the designated on-site and off-site parking areas assessed in the ITA. Marshals will manage vehicle entry, parking allocation, circulation and exit, with queues and ticket processing accommodated within those areas. Controls on roadside parking and waiting will reduce obstruction, maintain visibility and protect access along surrounding roads. Dedicated bus, shuttle, taxi and rideshare facilities will manage passenger collection and drop-off separately from through traffic. Camper vehicles will remain parked for the duration of their stay, limiting repeat private vehicle movements.

Organised bus and shuttle services form part of the assessed transport strategy and will reduce private vehicle demand. The ETMP will specify service provision, passenger facilities and departure arrangements consistent with the travel assumptions used in the ITA. It will coordinate all three required off-site parking areas across four properties and the passenger transport locations, including the Cambridge Road parking, pick-up and drop-off facilities. These facilities form part of the proposal and will operate with the required land use authorisations, traffic controls and managed pedestrian connections.

Establishment, servicing and pack-out will generate additional staff, contractor and heavy vehicle movements. These activities will use the main Hooker Road access, with loading and unloading undertaken within the Site. Internal service routes will be managed through access controls, signage and supervision to reduce conflicts with patrons. Vehicle tracking in the ITA demonstrates provision for forward entry and exit by a semi-trailer. Emergency access will be maintained, with movements coordinated through Event Control, traffic marshals, security and medical personnel.

Consultation with Waikato and Waipā District Councils and NZTA has informed the assessment and transport strategy. Recommendations concerning pedestrian safety, intersection operation, queue management, emergency access and coordination across the road network have been incorporated into the proposed management measures and requirements for the ETMP. Commute has also responded to NZTA's comments on arrival and departure demand, traffic assumptions, pedestrian movements and alternative routes. The refined transport strategy will be circulated to the relevant Council officers after lodgement, with ongoing liaison informing the detailed operational arrangements. The consultation undertaken is recorded in the Consultation Memorandum in Appendix 7.

The proposed conditions require submission, certification and implementation of an ETMP before each event. The ETMP will translate the assessed strategy into operational arrangements, including vehicle routes, parking and passenger facilities, pedestrian crossings, queue thresholds, intervention responsibilities, communications and contingency procedures. Monitoring will address queue development and network operation, with coordination between event personnel and the relevant road-controlling authorities. Post-event reporting and review will identify any adjustments required for subsequent events. Separate road corridor and road closure approvals will be obtained where required.

Overall, the festival will generate adverse transport effects through increased traffic, concentrated arrivals and departures, and interactions between vehicles and pedestrians. Commute's ITA concludes that these effects can be managed to an acceptable level through active traffic controls, internal queue containment, managed vehicle releases, designated parking and passenger transport facilities, and controlled pedestrian routes and crossings. Implementation of these measures through the conditioned ETMP will manage the temporary increase in demand while maintaining neighbouring property access, emergency access and the operation of the surrounding road network. On this basis, the transport effects are considered acceptable.

### 10.2.2 Noise effects

The festival will generate temporary noise effects at surrounding properties and across the wider environment. Amplified music will exceed the permitted daytime and night-time noise limits for the rural zone. Noise will also arise from patrons, camping, generators, vehicles, servicing, establishment and pack-out. The Acoustic Assessment prepared by Styles Group in Appendix 4 provides the detailed assessment of noise propagation, predicted levels and mitigation.

Amplified music is integral to the proposed activity. Sound levels must provide appropriate coverage and an adequate listening experience across the audience areas, and a festival of the proposed scale and format could not operate within the zone's permitted noise limits. The proposal nevertheless incorporates controls on stage locations, speaker orientation, sound levels and operating hours to reduce exposure at surrounding properties where practicable.

The noise contours illustrate the potential extent of sound propagation into the surrounding environment, assuming all five stages operate simultaneously at their maximum proposed noise limits. They represent a conservative envelope of conditions favourable to propagation towards receivers in each direction, rather than weather simultaneously directing sound towards every property. Styles Group expects actual levels to be lower for much of the event because all stages are unlikely to operate at their maximum limits simultaneously. Actual exposure will also vary with weather conditions, receiver location and the stages operating at a particular time. The contours nevertheless demonstrate that noise will extend beyond the immediate neighbours and affect the wider rural environment. The modelling assumptions and predicted levels are addressed further in Appendix 4.

Styles Group predicts that daytime music will be dominant at outdoor levels of 60–70 dB LAeq(5min), clear and audible at 50–60 dB, and more dependent on background sound at 40–50 dB. At night, outdoor levels of 60 dB LAeq(5min) or higher carry a high likelihood of sleep disturbance even with windows closed. At 50–60 dB, sleep disturbance is likely where windows are open or sound insulation is poorer; at 40–50 dB, some sleep disturbance is expected depending on individual sensitivity. These effects apply to receivers in both the Waikato and Waipā Districts. Late-night amplified music, including low-frequency sound, will be particularly noticeable against

the usual rural night-time environment. These effects are acknowledged rather than treated as negligible because the event is temporary. A number of adjoining and nearby landowners have provided letters of support, with those properties identified on the contour maps. Those letters do not constitute affected party approvals, and the acoustic assessment includes effects on those properties. The engagement undertaken is recorded in the Consultation Memorandum in Appendix 7.

The proposed conditions in Appendix 10 establish stage-specific noise limits, defined operating hours and continuous front-of-house monitoring throughout sound checks and performances. Real-time displays will enable sound engineers to compare measured levels against the applicable limits and adjust output during operation. Monitoring will be established and overseen by a suitably qualified and experienced acoustic specialist. Where an exceedance is identified, sound levels must be reduced immediately and compliance verified. If compliance cannot be achieved, the relevant sound source must cease until compliance can be demonstrated.

The Noise Management Plan will coordinate monitoring, sound checks, management responsibilities, complaints procedures and corrective action. Advance notice will inform surrounding receivers of the event dates and noise-generating hours. A publicly available complaints contact and complaints register will provide for responses during the event. Campground and ancillary noise will also be managed, and separate limits will apply to establishment and pack-out activities. These requirements provide active control throughout the event and a defined response where adjustments are necessary.

The annual programme limits the frequency and duration of disturbance. Most stages will finish by 1:00am, with only one stage permitted to continue until 2:30am following 29 and 30 December, and up to two stages until 3:30am on 1 January. This progressively reduces the number of amplified sources operating during the latest periods. No fireworks are proposed. The assessment also recognises that the disturbance will recur annually over the five-year consent period.

Overall, the festival will cause temporary adverse noise effects, including disturbance at surrounding residential properties. Some off-site disturbance is unavoidable for the proposed activity, and the mitigation will control rather than eliminate those effects. The defined annual event period, staggered stage closures, stage-specific limits, continuous monitoring and corrective-action requirements constrain both exposure and operation. Taking these measures together with the nature, scale, duration and annual frequency of the festival, the residual noise effects are assessed as acceptable on balance. The supporting technical assessment is provided in Appendix 4.

### 10.2.3 Ecological effects

The Ecological Assessment prepared by Ecological Solutions in Appendix 5 addresses the Site's ecological values and potential effects of the festival, including disturbance of bats using the surrounding vegetation and river and gully environment. The event footprint excludes the mapped SNA and conservation area, and no vegetation clearance is proposed. Retention of these areas avoids direct habitat loss and maintains the existing vegetation and connections available to indigenous fauna.

The principal operational consideration is the potential for amplified sound, lighting and concentrated event activity to disturb bats using habitats within and adjoining the Site. The proposal therefore addresses both the physical occupation of land and disturbance extending

beyond the event footprint. The mitigation approach includes site configuration, stage locations and orientation, controls on sound frequencies, and noise monitoring. The ecological basis for these measures is addressed further in Appendix 5.

Site configuration provides an opportunity to reduce exposure before operational controls are applied. Stage locations and orientation have been selected to reduce sound directed towards sensitive habitats where practicable, while retaining the river and gully vegetation outside the occupied event areas. Temporary lighting will be located and orientated to minimise spill and glare, with its arrangement coordinated through the event layout and Lighting Plan. These measures limit direct interaction with retained habitats and reduce the extent of operational disturbance.

The proposed conditions require the PA systems to be adjusted so that sound at frequencies above 16 kHz is reduced as far as the physical and electronic capabilities of the systems allow. This targeted frequency control operates alongside stage positioning, orientation and limits on sound output. Continuous front-of-house monitoring and real-time reporting will allow sound engineers to manage each stage within its authorised limits, with reductions or cessation required where compliance cannot be achieved. The Acoustic Assessment in Appendix 4 provides further detail on sound-system operation and monitoring, while Appendix 5 addresses the ecological relevance of the mitigation.

The defined event period limits the duration of potential disturbance, including through specified music finishing times and the reduced number of stages operating during the latest periods. Temporary stages, lighting and associated facilities will be removed following each event. The annual recurrence of the festival remains relevant to the assessment, alongside retention of habitat and the operational controls applied during each event.

Overall, the proposal incorporates all practicable measures to avoid direct habitat disturbance and minimise operational effects on bats. Retention of vegetation, selection of the event layout, stage orientation, frequency controls and active sound monitoring provide a coordinated approach to mitigation. These measures will be implemented through the proposed conditions in Appendix 10 and the associated management plans. With that mitigation in place, temporary ecological effects are expected to be minimised and are assessed as acceptable. Further assessment of ecological values, potential effects and mitigation is provided in Appendix 5.

### 10.2.4 Cultural and archaeological effects

Heritage New Zealand Pouhere Taonga (HNZPT) reviewed the draft event plans and historic land use. In correspondence dated 29 September 2026, HNZPT advised that most of the Site had been extensively modified, particularly through quarrying, and that an archaeological authority would not be required for works within those modified areas.

The applicant confirmed that stages would use above-ground concrete ballast rather than ground anchors, and marquees would use standard pegs rather than substantial ground anchors. Additionally, no activities or works are proposed on the lower terrace containing the protected archaeological site near the river. On that basis, HNZPT confirmed on 29 September 2026 that no archaeological authority is required for the project as described.

Temporary event infrastructure will be installed and removed during the annual setup and pack-out period, and the Site will be reinstated following each event, apart from facilities authorised to remain. The avoidance of the riverside archaeological area and the installation methods confirmed with HNZPT will limit the potential for disturbance of archaeological material.

On the basis of HNZPT's advice and the measures described above, adverse archaeological effects on the wider environment are expected to be less than minor. The consultation is recorded in Appendix 7.

No disturbance of identified cultural or archaeological sites or removal of vegetation is proposed. The event complies with the applicable SASM standards under the ODP and OIP. Event activities are temporary, and the layout excludes the lower riverside archaeological terrace. Together with the installation methods reviewed by HNZPT, these measures avoid physical disturbance of the identified sites and their setting.

On this basis, adverse cultural effects are not anticipated. The proposal is assessed against Te Ture Whaimana in Section 11.5.

### 10.2.5 Servicing and waste effects

The event will rely on temporary servicing arrangements for the duration of the occupation period. These include temporary water supply, toilets, showers, liquid waste management, solid waste and recycling collection, temporary power and associated servicing vehicles. The servicing model is temporary and event-specific and involves no permanent arrangements.

All event water, including potable water, will be trucked onto the Site. All blackwater will be contained in temporary facilities and trucked off-site by contractors for disposal at an authorised facility. No blackwater discharge to ground is proposed. Containment and contractor removal limit the potential for blackwater to enter land, groundwater or nearby waterbodies.

Solid waste and recycling will be managed through designated collection points across the Site, including within the festival arena, camping areas, food and market areas, transport hubs and other high-use locations. Waste will be collected during the event and removed off-site for disposal or processing. Post-event clean-up and reinstatement will ensure that litter, waste and event-related materials are removed from the Site and surrounding areas.

Only greywater is proposed to be discharged within the Site and will be subject to a separate regional consent. The discharge is outside the scope of this district land use application. If regional consent is not obtained, the event will use temporary containment and tanker removal of greywater to an authorised off-site disposal facility. The Liquid Waste Management Plan will specify the selected servicing arrangement, storage capacity, collection and contingency procedures. Blackwater will be trucked off-site under either arrangement.

The final EMP, including the Waste Management Plan and Liquid Waste Management Plan, will specify facility numbers and locations, water supply, storage, collection frequency, contractor responsibilities, disposal facilities, spill response and contingency arrangements. We do not consider the proposed servicing to cause adverse effects.

### 10.2.6 Amenity and rural character effects

The proposal will temporarily change the appearance and intensity of use of the Site. Stages, marquees, camping, parking, fencing, signage, lighting and servicing facilities will introduce a concentration of structures and activity into an otherwise predominantly open rural setting. The presence of patrons, performers and event personnel will further distinguish the festival from the Site's usual pastoral use. These changes will generate adverse effects on rural character and visual amenity during the annual occupation period.

The effects will be greatest during festival operations from 28 December to 1 January, when the temporary infrastructure, parked vehicles and attendance will be concentrated on the Site. Establishment and pack-out will extend the visual change beyond the festival itself. However, occupation will be confined to the defined period from 15 November to 15 January, with temporary infrastructure removed and the Site reinstated following each event. The proposal will therefore create a recurring temporary change rather than a permanent change across the wider landholding.

The approximately 2,000m² permanent equipment storage area will remain between events and comprise covered and uncovered storage. This will create a localised change in the Site's appearance. Its footprint is small relative to the approximately 72.38ha landholding, and its location will comply with the applicable building setbacks, site coverage requirements and registered title restrictions. These controls will limit the extent of development and provide separation from adjoining properties. The storage area will remain a discrete component of the Site, with the balance retaining its predominantly open rural character outside the annual occupation period.

Temporary lighting will contribute to the visual effects of evening and overnight operations. Lighting will comply with the applicable District Plan light spill and glare standards. Festival signage will include vendor, advertising, sponsor, fence-mounted, wayfinding, facilities and safety signs within the festival and associated parking areas. Some entrance and perimeter-fence signs will be visible from beyond the event land. Traffic management signs in the road reserve will be addressed through the ETMP and road-controlling authority approvals. Removal of temporary lighting and signage after each event will limit the duration of these effects.

Overall, the proposal will generate adverse effects on rural character and visual amenity through the temporary concentration of event infrastructure, vehicles and people. The defined annual occupation period, lighting controls and removal and reinstatement requirements will limit the duration and extent of those effects. Between events, the permanent storage area will remain as a localised visual change, while the wider Site will retain its predominantly open rural character. On this basis, the rural character and visual amenity effects are considered acceptable, subject to implementation of the proposed controls and reinstatement requirements.

### 10.2.7 Positive effects

The proposal is expected to generate positive social, cultural and economic effects associated with the establishment and operation of a major temporary music and camping festival in the Waikato. The event will provide a large-scale entertainment offering during the New Year period and will contribute to the region's visitor economy.

The economic contribution of the existing Rhythm and Vines event provides useful context for the potential regional benefits of the proposal. A 2024 economic impact survey commissioned for Rhythm and Vines estimated that the festival boosted local gross domestic product by approximately $4.2 million, with visitor expenditure reaching approximately $5.2 million. The proposed Live Nation Festival will be larger than the existing Rhythm and Vines event, with more than 10,000 additional patrons attending per day. Those figures therefore indicate the scale of economic activity that can be associated with a major multi-day music and camping festival.

The event will support local and regional businesses through demand for accommodation, transport services, food and beverage supply, event staffing, contractors, production suppliers,

security, waste management, servicing contractors and other event-related goods and services. The proposal will also provide temporary employment and contracting opportunities during event establishment, operation, pack-out and reinstatement.

The relocation of the festival to the Waikato will provide a more central North Island location, improving access for patrons, suppliers, contractors and performers from Auckland, Hamilton, Cambridge and the wider region. The Site's proximity to key transport routes will assist with regional access and event logistics.

Overall, the proposal will result in positive social, cultural and economic effects for the Waikato region.

## 10.3 Proposed Mitigations (Management Plans & Augier Conditions)

### 10.3.1 Event Management Plan

An overarching Event Management Plan (EMP) will coordinate management of each annual event within the activity parameters described in this AEE and the supporting technical assessments. It will identify the responsible personnel, contractor arrangements, staffing, servicing schedules and operational procedures for that event. The proposed conditions require Council certification and implementation of the EMP within specified timeframes.

The final EMP will translate the consent requirements and assessed mitigation measures into procedures for event establishment, operation, pack-out and reinstatement. It will be refined to reflect the consented proposal and conditions and submitted to the relevant district council for certification of the matters within its jurisdiction before the relevant activities commence, within the timeframes specified in the proposed conditions in Appendix 10. At a minimum, the final EMP will contain the following information:

- Event programme and capacity controls: establishment, festival, camping, sound-check, pack-out and reinstatement dates and hours, together with ticketing, accreditation and attendance monitoring to maintain the consented limits.
- Event layout: plans showing stages, camping, parking, pedestrian routes, entrances and exits, emergency and servicing access, fencing and the security moat, lighting, signage, amenities, operational areas and required exclusion areas.
- Management and communications: the event management structure, named roles and contact details, contractor responsibilities, staff briefings and inductions, Event Control Centre arrangements, radio and CCTV systems, and coordination with relevant agencies.
- Security, crowd management and welfare: security responsibilities and staffing, controlled entry and exit, crowd circulation, campsite supervision, Camp HQ, patron assistance, welfare facilities and procedures for responding to incidents.
- Health, safety and emergency response: risk assessment, hazard and incident reporting, medical and fire response, emergency service coordination, evacuation routes and assembly areas, emergency access and adverse-weather contingencies.
- Transport: the ETMP, including access and parking management, pedestrian and cycle routes and crossings, buses, shuttles, taxis and rideshare, resident and emergency access, queue monitoring, intervention thresholds, staffing and contingency procedures.

- **Noise:** the Noise Management Plan, including stage and speaker arrangements, operating and sound-check hours, calibration, monitoring, responsibilities, complaint response and corrective action to implement the consented noise requirements.
- **Water supply and ablutions:** facility numbers and locations, accessible facilities, water supply, storage and distribution, servicing schedules and contingency arrangements for the consented patron and camper capacities and other event personnel.
- **Waste and liquid waste:** collection points, storage, servicing and removal frequencies, contractor responsibilities, disposal arrangements, spill response and contingencies, including off-site blackwater disposal and coordination with any separate regional consent for greywater.
- **Lighting and signage:** lighting equipment, locations, orientation, operating periods and controls to achieve the applicable light spill and glare standards; a schedule of festival branding, vendor, fence-mounted, sponsor and advertising signs, wayfinding, facilities and safety signs, including any illumination; and coordination with road-reserve traffic management signage under the ETMP.
- **Neighbour liaison and complaints:** event contact details, complaint recording, investigation and response procedures, escalation responsibilities and communication with Council and relevant agencies.
- **Pack-out, reinstatement and review:** infrastructure removal, litter collection, Site reinstatement, completion dates and responsible parties, post-event inspections, monitoring and incident reporting, debriefs and updates for subsequent events within the scope of the consent.

The EMP will incorporate or cross-reference the specialist plans and procedures outlined above. Each will identify the relevant consent requirements, implementation responsibilities, monitoring and response procedures. Preparation, certification and implementation are secured through the proposed conditions in **Appendix 10,** outlined below.

### 10.3.2 Augier Conditions

The applicant offers the Augier conditions in **Appendix 10** to secure the operating limits, management requirements and mitigation described in this application. The conditions provide for a maximum of five annual events, define attendance limits and operating hours, and restrict annual Site occupation to 15 November–15 January. They require certification and implementation of the Event Management Plan, Health and Safety Plan, Traffic Management Plan, Noise Management Plan and Waste Minimisation Plan. Amendments to certified plans must remain within the consented scope and limits, with consent conditions prevailing where any conflict arises.

The noise conditions establish stage-specific sound limits, assessment methods and continuous front-of-house monitoring throughout sound checks and performances. Real-time displays will enable sound engineers to manage output against the applicable limits. Monitoring must be established and overseen by a suitably qualified and experienced acoustic specialist. Exceedances require immediate sound-level reductions and verification of compliance, with the relevant source required to cease if compliance cannot be achieved. Separate limits apply to pack-in and pack-out noise. The conditions also require sound above 16 kHz to be reduced as far as the PA systems

allow, providing a targeted measure to minimise potential disturbance of bats alongside the layout and operational mitigation described in the ecological assessment.

Transport conditions secure designated access, parking and passenger facilities, managed pedestrian crossings, queue monitoring and intervention procedures. They also require neighbouring property access to be maintained and emergency access to remain unobstructed. Lighting conditions require positioning, orientation and shielding to minimise spill and glare. A publicly available complaints contact and complaints register will support responses during the event.

Temporary event infrastructure must be removed and the Site and event parking areas reinstated by 15 January, except for permanent storage and other infrastructure expressly authorised to remain. Post-event reporting will record attendance, noise and traffic monitoring, compliance findings and corrective actions, followed by a debrief with the relevant councils' monitoring and roading teams. Fireworks are prohibited. Together, these conditions establish the limits within which each festival must operate and secure implementation, monitoring and review of the proposed mitigation.

### 10.4 Summary of Effects

The festival will generate temporary adverse effects, particularly noise, increased traffic and changes to rural character and amenity. These effects will be greatest during festival operations, with establishment and pack-out extending the period of activity and visual change. The assessment above outlines that management measures will reduce and control these effects rather than eliminate all disturbance.

The proposed conditions and management plans will secure the operating limits, mitigation, monitoring and response procedures for each event. Transport effects will be managed through the measures identified in the ITA and implemented through the ETMP. Archaeological exclusions and installation methods will protect identified sites, while servicing, waste management, lighting controls and reinstatement requirements will address the other operational and physical effects. Temporary infrastructure will be removed and the land reinstated by 15 January, apart from the permanent storage area.

On balance, the proposal's effects are considered acceptable, having regard to the festival's scale, annual frequency, defined duration and proposed mitigation and conditions. This conclusion acknowledges that temporary noise, traffic and rural amenity effects will occur, while recognising the measures proposed to manage those effects and reinstate the Site following each event. The festival will also provide entertainment, visitor spending and temporary employment.

The applicant has requested public notification and welcomes submissions from the community. Submissions will provide an opportunity for residents and other interested parties to express their views on the proposal, its effects and the proposed conditions.

## 11.0 District Plan and Statutory Documents (Section 104(1)(B))

The statutory assessment addresses both district applications. **Appendix 9** contains separate assessments of the relevant Waikato District Plan OIP and Waipā District Plan objectives and

policies, summarised below. The Waipā assessment covers the Rural Zone and selected noise, amenity and Deferred Zone provisions.

## 11.1 National Policy Statement for Highly Productive Land 2022

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL), as amended in December 2025, seeks to protect highly productive land for land-based primary production, both now and for future generations. The approximately 72.38ha Site is zoned General Rural, is mapped as containing Land Use Capability Class 1 land, and is currently used for pastoral farming. Although parts of the Site have previously been used for sand quarrying, this assessment treats the mapped land as highly productive land.

Policies 4 and 8 prioritise land-based primary production and protect highly productive land from inappropriate use and development. Clause 3.9(2)(g) provides for small-scale or temporary land-use activities that have no impact on productive capacity. Productive capacity concerns the land's long-term ability to support primary production. The assessment therefore distinguishes temporary interruption of farming from lasting changes to the soil resource and its productive use.

Festival operations will occur from 28 December to 1 January annually over a five-year consent period. Annual occupation, including establishment, operation, pack-out and reinstatement, will occur between 15 November and 15 January. No subdivision, rezoning, earthworks or vegetation clearance are proposed. The temporary festival will not involve stripping, redistributing or removing the underlying soil resource, or permanently sealing the event areas. Temporary infrastructure and surfacing will be removed following each event.

The soil resource supporting pastoral production will remain in place. Event occupation and vehicle movements may damage pasture or compact the ground, but reinstatement will address event-related damage and restore the affected areas for pastoral use. The proposed conditions require clearance and reinstatement by 15 January. Addressing damage to both pasture and ground conditions will maintain the land's ability to support farming over successive events. The temporary festival is therefore consistent with the pathway provided by clause 3.9(2)(g).

The approximately 2,000m² permanent equipment storage area represents approximately 0.28% of the Site. Storage and vehicle movements are likely to compact the ground within this footprint, and its ongoing occupation will remove that area from pastoral use. However, storage will be confined to a discrete location away from the larger productive areas, avoiding fragmentation and retaining farming access. The resulting loss of land available for production will be localised and negligible relative to the wider landholding, without compromising continued farming across the balance of the Site.

For clause 3.9(3)(a), the defined occupation period, retention of the underlying soil resource, removal of temporary infrastructure and reinstatement requirements will minimise actual and potential cumulative loss of productive capacity. Confining permanent storage to a small footprint will also minimise the land unavailable for farming between events.

Policy 9 and clause 3.9(3)(b) address reverse sensitivity effects on land-based primary production. The festival's short duration, temporary occupation and absence of permanent residential accommodation mean it is not expected to generate reverse sensitivity effects that constrain surrounding farming activities.

Overall, the proposal is considered consistent with the objective and relevant policies of the NPS-HPL. The temporary festival will interrupt farming for a defined annual period while retaining the soil resource and maintaining long-term productive capacity through reinstatement. The permanent storage area will occupy a negligible proportion of the landholding, with its confined footprint limiting interference with farming. These measures retain the wider Site for land-based primary production throughout and beyond the five-year consent period.

## 11.2 Objectives and Policies of the Waikato District Plan Operative in Part

A detailed assessment of all objectives and policies in the OIP chapters addressed below is provided in **Appendix 9.** The following sections summarise the findings against the relevant provisions.

### 11.2.1 SD - Strategic direction

The proposal is considered to be consistent with the relevant strategic objectives through its provision for economic activity, temporary employment and demand for local services, together with servicing and transport arrangements suited to the event's scale and duration. The festival footprint excludes the SNA and archaeological conservation area, and no earthworks or vegetation removal are proposed. Removal of temporary facilities and reinstatement after each event will retain the wider landholding for pastoral use. These measures align with the relevant economic, infrastructure, cultural and natural-environment outcomes of SD-O1, SD-O2 and SD-O5.

### 11.2.2 AINF - All infrastructure

The proposal is considered to be consistent with AINF-O7, AINF-P25 and AINF-P26 through temporary servicing designed for the consented population and annual occupation period. All event water, including potable water, will be trucked onto the Site. Blackwater will be contained and trucked off-site for authorised disposal. Greywater will be discharged on-site only if separate regional consent is obtained; otherwise, it will also be contained and trucked off-site. Temporary power, communications, ablutions and waste collection will be coordinated through the EMP.

The transport strategy combines designated parking, passenger transport, managed pedestrian routes and crossings, internal queuing and active traffic controls. The ITA addresses arrival and departure arrangements, with the ETMP implementing the operational measures in coordination with the relevant road-controlling authorities. Maintaining resident and emergency access and managing interaction with Te Awa River Ride support the safety, efficiency and access outcomes of AINF-O8, AINF-P27, AINF-P30(3) and AINF-P32. Accordingly, the proposal is consistent with the relevant AINF objectives and policies.

### 11.2.3 TEMP – Temporary activities

TEMP-P2 enables temporary events and associated structures in the General Rural Zone, provided adverse effects are managed through limits on timing and duration and compliance with the zone's permitted noise limits. The proposal provides for one four-day festival annually over a five-year consent period, with operations from 28 December to 1 January. Establishment, operation, pack-out and reinstatement will occur within a defined annual occupation period. Temporary infrastructure will be removed and the Site reinstated by 15 January, apart from the separately assessed permanent storage component.

The proposal exceeds the permitted event duration, operating hours and establishment and removal periods. However, TEMP-P2(1)(a) seeks limits on timing and duration without specifying

those limits within the policy itself. The defined annual programme, stage finishing times and reinstatement deadline establish clear limits on occupation and operation, consistent with that clause.

Festival noise will substantially exceed the zone's permitted limits. The proposal therefore departs from TEMP-P2(1)(b). Amplified music is integral to the activity, and the proposed festival format requires sound levels sufficient to provide appropriate coverage across the audience areas. The departure is addressed through stage-specific limits, defined music hours, continuous monitoring, complaints procedures and immediate corrective action. These measures control exposure while retaining the activity's essential function.

The proposal is partially consistent with TEMP-P2. It implements the timing and duration direction but does not achieve the permitted-noise-limit direction. The operational reasons for the departure, limited annual frequency, defined duration and proposed controls support the acceptability of the temporary event when assessed alongside the wider Plan provisions. Further assessment is provided in Appendices 4 and 9, with the proposed conditions in Appendix 10.

### 11.2.4 NOISE – Noise

NOISE-P3 seeks to manage noise and vibration effects in the General Rural Zone through protection of rural amenity, limits on timing and duration, appropriate separation and minimisation of effects on existing noise-sensitive activities. The festival will generate temporary noise effects and will compromise the usual rural acoustic amenity during operation. It therefore departs from the direction in NOISE-P3(1)(a), particularly during late-night performances when amplified music may disturb rest and sleep.

The proposal responds to NOISE-P3(1)(b) through specified event dates, music hours and staggered stage closures. Most stages will finish earlier than the latest authorised closing times, reducing the number of sources operating late at night. Establishment, pack-out, campground and ancillary noise are also addressed through the proposed conditions and Noise Management Plan.

The approximately 72.38ha Site provides space to arrange stages and audience areas and maintain separation from surrounding properties. Stage and speaker orientation will reduce sound directed towards neighbouring houses where practicable. These measures respond to NOISE-P3(1)(c), although separation and orientation will not prevent off-site audibility or disturbance, including from low-frequency music. The receiving environment includes nearby horse properties, for which the level, character and timing of event noise are also relevant rural amenity considerations. No fireworks are proposed, avoiding that additional source of sudden noise.

Continuous front-of-house monitoring, real-time sound-level displays and stage-specific limits provide active control during sound checks and performances. Exceedances require immediate reductions and verification of compliance, with cessation of the relevant source if compliance cannot be achieved. The complaints contact, register and response procedures provide an additional means of identifying and responding to disturbance. These measures implement the practical noise-management direction in NOISE-P3(1)(h).

The proposal is partially consistent with NOISE-P3. It responds to the timing, separation and practical mitigation directions while acknowledging the departure from maintaining rural acoustic amenity throughout the event. The remaining disturbance is an unavoidable component of the proposed festival, constrained by its annual frequency, defined operating periods and enforceable sound controls. On balance, the temporary noise effects are assessed as acceptable. The detailed

acoustic assessment is provided in **Appendix 4**, with the policy assessment in **Appendix 9** and proposed conditions in **Appendix 10**.

### 11.2.5 LIGHT - Light

The proposal is consistent with the relevant LIGHT objectives and policies. Event lighting will comply with the applicable light spill and glare standards and will be positioned and orientated to limit effects on neighbouring properties and road users. A lighting plan within the EMP will coordinate stage, camping, access, security and operational lighting, including operating periods and any ecological lighting controls required for the event. All lighting will be removed during pack-out. These measures maintain neighbouring amenity under LIGHT-O1 and address road-user safety under LIGHT-O2.

### 11.2.6 SIGN - Signs

The proposal is consistent with the relevant outcomes of SIGN-P2(3). Festival and associated parking signage will include event identification, vendor and sponsor signs, advertising and fence banners, wayfinding, facilities information and safety notices. General event signage will be located within the festival and parking land, while road-reserve signs will be limited to the traffic management arrangements in the ETMP.

The general signs consent under SIGN-R11 is retained for externally visible festival and associated parking signs within Waikato District that are not otherwise permitted. The EMP signage schedule will identify sign numbers, dimensions, locations, mounting, appearance and any illumination. Traffic management signs in the road reserve will be addressed through the ETMP and road-controlling authority approvals. Event signs will be removed during pack-out, limiting the duration of their visual effects.

### 11.2.7 SASM - Sites and areas of significance to Maaori

The proposal is consistent with the relevant SASM objectives and policies through avoidance of identified significant sites and retention of their physical setting. The festival footprint excludes the archaeological conservation area and lower riverside terrace. No vegetation removal or disturbance of identified sites is proposed, and the temporary installation methods will follow the archaeological advice.

HNZPT has confirmed that no archaeological authority is required for the project as described. The exclusions and installation methods on which that advice relies will be retained throughout establishment, operation and pack-out. Together with the mana whenua engagement recorded in the application, these measures recognise the cultural significance of the Site and protect identified places and their relationship with the Waikato River.

### 11.2.8 TETW - Te Ture Whaimana - Vision and Strategy

The proposal is consistent with the protection outcomes of TETW-O1 and TETW-P1 through exclusion of the lower riverside archaeological terrace, conservation area and SNA, retention of vegetation and maintenance of public access along Te Awa River Ride. Temporary facilities will occupy the pasture areas, and the Site will be cleared and reinstated after each event.

Blackwater will be contained and removed off-site. Any on-site greywater discharge will require separate regional authorisation; otherwise, greywater will also be removed off-site. Together with waste collection, vegetation retention, exclusion of the lower riverside terrace and continued

public access, these arrangements protect the river margin from direct occupation and blackwater disposal. The proposal is consistent with the protection and public-access outcomes of TETW-O1 and TETW-P1.

### 11.2.9 ECO - Ecosystems and indigenous biodiversity

The proposal excludes the mapped SNA and conservation area from event occupation, retains existing vegetation and locates festival activities within pasture areas. No vegetation clearance or direct occupation of protected natural areas is proposed. These measures avoid physical habitat loss and fragmentation and retain the river and gully vegetation and its connections with the wider environment. They are consistent with the habitat-retention and protection directions of ECO-O1, ECO-P2 and ECO-P6.

Operational effects require consideration beyond the physical event footprint, particularly the potential for noise, lighting and concentrated activity to disturb bats using surrounding habitats. The proposal addresses these effects through site configuration, stage locations and orientation, controls on sound frequencies and active noise management. This approach applies avoidance through the selection of the event footprint and layout, followed by mitigation of disturbance that cannot practicably be avoided, responding to ECO-P2, ECO-P8 and ECO-P9.

The proposed conditions require sound above 16 kHz to be reduced as far as the PA systems allow. Stage-specific sound limits, continuous front-of-house monitoring and real-time reporting will enable sound engineers to control output throughout sound checks and performances. Defined operating hours and staggered stage closures limit the duration of exposure. Lighting will be positioned and orientated to minimise spill and glare, while temporary facilities will be removed following each event. Together, these measures incorporate all practicable mitigation to minimise operational effects on bats.

The proposal retains existing habitats and ecological connections while controlling disturbance during the defined annual event period. On that basis, it is not inconsistent with the protection and maintenance outcomes of ECO-O1 and ECO-O2 and the relevant ECO policies overall. The Ecological Assessment in Appendix 5 provides the detailed assessment of ecological values, effects and mitigation, supported by the Acoustic Assessment in Appendix 4 and proposed conditions in Appendix 10. The provision-by-provision assessment is contained in Appendix 9.

### 11.2.10 GRUZ – General rural zone

The proposal retains the wider landholding's productive capacity through temporary annual occupation, avoidance of subdivision and earthworks, removal of temporary facilities and reinstatement of land and pasture. Following each event, the Site will return to rural use, apart from the approximately 2,000m² permanent storage component. That area represents approximately 0.28% of the Site and will comply with the applicable setbacks and coverage requirements. Its confined footprint limits interference with the larger pasture areas and avoids fragmentation of the landholding. These measures are consistent with the productive-capacity outcomes of GRUZ-O2, GRUZ-P1 and GRUZ-P2.

The festival will introduce a substantial temporary change in rural character and amenity through amplified music, traffic, stages, camping, lighting and concentrated activity. The assessment acknowledges disturbance at surrounding properties, particularly during late-night performances. The defined annual programme, stage-specific noise limits, continuous monitoring, traffic management and lighting controls will limit the extent and duration of those effects. Temporary

structures will be removed and the Site reinstated by 15 January, retaining its predominantly open rural character between events. The proposal is partially consistent with the rural character, amenity and building-scale outcomes of GRUZ-O3 and GRUZ-P16, recognising the temporary departures and the controls that manage their effects. The assessment also responds to the variation in rural character recognised by GRUZ-P3.

The festival provides social, cultural and recreational opportunities relevant to GRUZ-P5, while requiring a large, contiguous area for stages, audiences, camping, parking and servicing. Those requirements provide an operational reason for a rural location under GRUZ-P6(1), although the activity does not depend on the soil resource and creates tension with GRUZ-P6(3). TEMP-P2 separately recognises temporary events in the zone, subject to controls on their effects. Reading these provisions together, the proposal is not inconsistent with the relevant GRUZ objectives and policies overall. This conclusion acknowledges the functional-connection tension and temporary amenity effects, alongside the operational requirements, limited annual duration, mitigation and retention of the wider rural land resource.

### 11.2.11 Summary

The proposal is consistent with the relevant OIP outcomes for temporary servicing, protection of identified cultural sites, management of lighting and signage, and retention of productive rural land. Habitat retention, site configuration, stage orientation and sound-frequency controls address potential effects on bats. Temporary noise and rural amenity effects remain, resulting in partial consistency with TEMP-P2 and NOISE-P3. These departures are acknowledged and justified through the activity's operational requirements, defined annual frequency and duration, and controls on sound output, monitoring and corrective action. Taking the provisions together, the proposal is not inconsistent with the OIP overall. The detailed assessment in Appendix 9 records the individual policy conclusions, while the proposed conditions in Appendix 10 secure the operating limits, management plans, monitoring and reinstatement supporting that conclusion.

## 11.3 Objectives and policies of the Waipā District Plan

The Waipā assessment addresses the Cambridge Road parking and festival noise received in the district. The parking serves the festival for a limited annual period, with access, queues and pedestrian movements managed through the ETMP and the land reinstated within five working days. The defined programme, noise controls and reinstatement are consistent with Policy 4.3.7.10, which provides for temporary events associated with rural character subject to control of their effects.

Parking and music noise will temporarily affect rural amenity with predicted noise up to 70 dB LAeq(5min) immediately across the river. Defined music hours, staggered stage closures, stage-specific sound limits, monitoring and corrective action will manage that exposure. Rural uses will continue to predominate, with the rural setting retained between events. Read with Policy 4.3.7.10, the proposal is not contrary to the rural character and acoustic amenity outcomes of Objectives 4.3.7 and 4.3.10 and Policy 4.3.7.1, and is consistent with Policies 4.3.7.2 and 4.3.10.2.

The Cambridge Road parking is functionally connected to the festival's transport arrangements. Its temporary occupation and reinstatement retain the land's productive capacity and rural use between events. The ETMP maintains neighbouring access, while the absence of permanent residential occupation avoids introducing an ongoing residential use beside farming activities.

Read alongside the temporary-event provisions, the proposal is not contrary to Objective 4.3.12 and Policies 4.3.12.1 and 4.3.12.3.

Noise of 40–50 dB LAeq(5min) is predicted in the Medium Density Residential, Industrial and Reserves Zones, and approximately 45–55 dB LAeq(5min) in the St Peters School Zone. These areas will retain their existing uses and physical settings, with no festival occupation or development proposed within them. The defined annual event period, sound limits, monitoring and response measures constrain the temporary noise exposure. For the reasons assessed in Section 10.2.2 and **Appendix 9**, the proposal is not contrary to Objective 2A.3.4, Policy 2A.3.4.7, the relevant noise clause of Policy 7.3.3.2, the relevant amenity clause of Objective 5.3.1 and Policy 11.3.2.3. The noise controls also respond to Policy 9.3.2.2's direction to minimise major-event noise effects, while the noise management outlined in this application is consistent with Policy 9.3.2.4.

Within the Deferred Zones, predicted noise of 40–50 dB LAeq(5min) will occur during one festival each year. No stages, parking, camping or physical development are proposed on that land. The temporary noise does not occupy the land or prevent its anticipated future use. The proposal is therefore consistent with Objective 14.3.1 and Policy 14.3.1.2.

Overall, the proposal is assessed as not contrary to the relevant Waipā objectives and policies. This conclusion reflects the limited annual duration of the noise, the controls and mitigation assessed elsewhere in this AEE, and retention of existing land uses and future-use potential. The detailed assessment in **Appendix 9**.

## 11.4 Waikato Regional Policy Statement

The Waikato Regional Policy Statement (WRPS) provides the regional policy framework for integrated resource management. The assessment uses the consolidated provisions published by Waikato Regional Council in July 2026, including operative Change 1. The provisions most relevant to this proposal concern integrated management, resource use, amenity, tangata whenua, public access, the Waikato River, biodiversity and heritage.[1]

Entertainment, camping and event servicing are located within Waikato District. The transport arrangements connect that festival with the off-site parking areas, including Cambridge Road in Waipā District, and the State Highway network. The ITA and proposed traffic conditions address these connections. Water delivery, blackwater removal, waste collection, power and communications serve the festival population, with greywater removed off-site if regional discharge consent is not obtained. These coordinated arrangements are consistent with the integrated-management outcomes of IM-O1, IM-O2, IM-O3, IM-P1 and IM-P2.

Objective IM-O9 and Policy IM-P5 address amenity. The event temporarily increases activity, noise, lighting and traffic in a rural setting. The defined event period, traffic controls, compliant lighting, internal event signage, removal of temporary infrastructure and reinstatement limit the extent and duration of those changes. Permanent storage will comply with building setbacks and site coverage requirements.

Objective IM-O7 and Policy IM-P3 address tangata whenua relationships. The consultation in **Appendix 7** records engagement and in-principal support, subject to the qualifications in that

1 Waikato Regional Council, Waikato Regional Policy Statement, consolidated July 2026: Parts 1, 2 and 3. Official publication: https://www.waikatoregion.govt.nz/council/policy-and-plans/regional-policy-statement/ (accessed 29 October 2026).

correspondence. No disturbance of identified cultural sites or vegetation removal is proposed. The event complies with the applicable SASM standards and excludes the lower riverside archaeological terrace. HNZPT has confirmed that no archaeological authority is required for the project as described. These measures, together with the temporary nature of the activity, support the conclusion that adverse cultural effects are not anticipated.

Objective IM-O10 and Policy IM-P6 address public access. The proposal retains access along Te Awa River Ride and will manage the interaction between trail users, festival pedestrians and vehicles. The final ETMP will specify crossing and separation measures and coordination with the trail operator. No permanent closure of the trail is proposed. Retaining public access and managing crossings and separation during the event is consistent with IM-O10 and IM-P6.

Exclusion of event activities from the lower riverside archaeological terrace and containment and removal of blackwater protect the river margin from direct disturbance and that waste stream. Greywater will be discharged on-site only with regional authorisation, with off-site removal available as an alternative. These measures align with the river-protection direction of IM-O4 and LF-P5.

Objective ECO-O1 and Policies ECO-P1 and ECO-P2 address indigenous biodiversity, while Objective HCV-O1 and Policies HCV-P1 and HCV-P2 address heritage and Māori relationships with taonga. No vegetation removal or disturbance of identified cultural or archaeological sites is proposed. The archaeological exclusions and installation methods reviewed by HNZPT protect identified sites from physical disturbance. Compliance with the SASM standards, the physical exclusions and the temporary installation methods protect the identified heritage features and are consistent with HCV-O1, HCV-P1 and HCV-P2.

The proposal is consistent with the WRPS outcomes for integrated servicing and transport, protection of identified heritage and cultural sites, and retention of public access. The archaeological exclusions avoid physical disturbance of identified sites, and temporary occupation and reinstatement retain the wider rural landholding between events.

## 11.5 Te Ture Whaimana o Te Awa o Waikato

Te Ture Whaimana o Te Awa o Waikato, the Vision and Strategy for the Waikato River, is the primary direction-setting document for the river and its catchment and forms part of the WRPS. It seeks restoration and protection of the river's health and wellbeing. The Site adjoins the Waikato River and the assessment addresses both the proposed land use and any associated effects reaching the river.

The relevant objectives include restoration and protection of river health and iwi relationships, integrated management, avoidance of adverse cumulative effects, prevention of further degradation, protection and enhancement of significant sites and habitats, water quality suitable for swimming and food gathering, and public access. The relevant river relationships include its margins, adjoining habitats, cultural sites and public access along Te Awa River Ride.

The layout excludes activities and works from the lower terrace containing the riverside archaeological site. Stages use above-ground ballast and ground-disturbing activity is excluded from the area identified by HNZPT. Blackwater will be collected and removed off site, and waste collection and reinstatement address litter and waste generated by the event. These measures protect the known archaeological area from physical disturbance and reduce the potential for

contaminant inputs from blackwater and solid waste. The greywater discharge is addressed through the separate regional application.

Public access along Te Awa River Ride is retained, with the ETMP providing for interaction between trail users, festival pedestrians and vehicles. No vegetation removal or disturbance of identified cultural sites is proposed. The temporary event complies with the applicable SASM standards, and adverse cultural effects are not anticipated. Measures have been taken to minimise adverse effects on bats where practicable, as outlined in the ecological report.

We consider the proposal to be consistent with the objectives and policies in Te Ture Whaimana o Te Awa o Waikato.

# 12.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the ODP and OIP, we do so for completeness.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of "other matters" to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

The proposal provides entertainment, temporary employment and demand for local services while retaining the landholding for pastoral use between events. No vegetation removal or disturbance of identified cultural sites is proposed. Archaeological exclusions and SASM compliance protect the identified sites, and no adverse cultural effects are anticipated. Retention of Te Awa River Ride access preserves public use of the river margin. Traffic management, compliant lighting, waste removal and repair of land and pasture manage the identified transport, servicing and physical site effects.

# 13.0 Other Matters (Section 104(1)(C))

## 13.1 Record of Title Interests

An assessment of the registered interests affecting the festival site and off-site parking land is provided in **Appendix 11.** None of the interests reviewed prevent the proposed festival or off-site

parking operations. The proposal will retain existing access and utility rights, avoid protected areas, and maintain compliance with the applicable consent notices and covenants.

### 13.2 Any Other Approvals

In addition to this land-use consent, separate approvals will be obtained for the establishment and operation of the festival, as applicable. These include:

- Approval of temporary traffic management arrangements, road corridor access permits and temporary road closure approvals from the relevant road controlling authorities, including traffic controls, pedestrian crossings and traffic management signage.
- An alcohol special licence for the sale and supply of alcohol during the festival.
- Building consents for temporary stages, marquees and other structures where required, having regard to their design, size and installation period and any applicable exemptions.
- Applicable food vendor registrations and approvals.
- Regional consent is being sought separately for greywater discharge within the property boundaries. The discharge arrangements and technical assessment are addressed through that application. If regional consent is not obtained, greywater will be contained and trucked to an authorised off-site disposal facility. No on-site greywater discharge will occur without the required authorisation.
- The required off-site parking comprises 165 Hooker Road, 221 Hooker Road and 364 Racecourse Road within Waikato District, and 1510 Cambridge Road within Waipā District. All three parking areas across four properties form part of the proposal assessed in this common AEE. Land use consent is sought from the respective territorial authorities for the activities within their districts. Cambridge Road parking is a required component of the transport arrangements.

## 14.0 Section 16 Duty to avoid unreasonable noise

Section 16 of the RMA requires adoption of the best practicable option to ensure that noise emissions do not exceed a reasonable level. Amplified music is an inherent component of the proposed festival, and audible noise beyond the Site is an expected consequence of that activity. The assessment acknowledges that surrounding residents will experience temporary disturbance.

The reasonableness of that noise must be assessed in the context of the activity, its limited annual frequency and duration, and the controls proposed. Stages and speakers will face away from neighbouring houses where practicable. Defined operating hours, staggered stage closing times and the exclusion of fireworks will limit noise exposure. The proposed noise monitoring conditions and Noise Management Plan will provide for checking noise levels, responding to complaints and adjusting sound levels and operations during the event.

Taken together, the temporary event period, source controls and active monitoring and response measures provide the basis for considering the festival noise reasonable in its context. Noise will not be eliminated but will be controlled as part of the event's design and operation. On this basis, the proposal is considered consistent with the duty under section 16.

# 15.0 Section 104(6A) Significant Non-compliances

Under Section 104(6A) of the RMA, a consent authority may decline an application for resource consent if the applicant has a record of significant non-compliance with a requirement of this Act.

The applicant has not had any significant non-compliances under the Act.

# 16.0 Section 104D Non-Complying Activity

To grant consent to a non-complying activity, a council must be satisfied that either the adverse effects of the activity on the environment will be minor (section 104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of the relevant plan or proposed plan (section 104D(1)(b)). This is commonly known as the 'threshold test' or 'gateway test'. There is no primacy given to either limb. If either limb is passed, the application is eligible for approval, subject to assessment under section 104.

As identified in the comprehensive assessment in Section 10 and the supporting specialist reports, the adverse effects of the whole bundled proposal are assessed as acceptable and being no more than minor, having regard to the activity's limited annual frequency and duration, proposed mitigation and consent conditions. Defined music hours, stage-specific sound limits and monitoring will manage noise exposure. The ETMP will manage traffic, parking and pedestrian movements, while the ecological mitigation, servicing arrangements and reinstatement requirements address the other identified effects.

The assessment in Section 11 and Appendix 9 also establishes that the bundled proposal will not be contrary to the relevant objectives and policies of the Waikato and Waipā district plans, read as a whole. The defined annual programme and management measures respond to the temporary-event, noise, amenity and transport provisions, while protection of identified resources and reinstatement retain rural use and productive capacity between events.

Accordingly, the application is assessed as passing both limbs of section 104D(1). It can therefore be considered under section 104 and a determination made under section 104B.

# 17.0 Conclusion

R&V Live Nation Limited seeks land use consents from Waikato District Council and Waipā District Council for an annual music and camping festival at 254–276C Hooker Road, Tamahere, over a five-year consent period. Festival operations will occur from 28 December to 1 January, with up to 18,000 camping patrons on 28 December and up to 35,000 patrons per day on 29–31 December, including up to 18,000 campers. Annual occupation from 15 November to 15 January will accommodate establishment, operation, pack-out and reinstatement. The proposal includes temporary event infrastructure, transport and servicing arrangements, and approximately 2,000m² of permanent equipment storage. The proposal includes required off-site parking at 165 Hooker Road, 221 Hooker Road and 364 Racecourse Road in Waikato District, and 1510 Cambridge Road in Waipā District. Approximately 1,050 spaces will be provided at Cambridge Road, for which consent is sought from Waipā District Council. This common AEE covers all district land use consents sought from both councils, including cross-boundary noise.

The festival will generate temporary adverse effects, particularly noise, increased traffic and changes to rural character and amenity. These effects are acknowledged and addressed through the defined event programme, proposed mitigation, operating limits, monitoring and management requirements. On balance, the assessed effects are considered acceptable, having regard to the scale, annual frequency and duration of the event and implementation of the proposed conditions.

The proposal aligns with many of the relevant national, regional and district policy outcomes, including coordinated infrastructure and transport, protection of identified cultural and archaeological sites, retention of public access and maintenance of productive capacity. The assessment identifies tension with provisions concerning commercial activities without a functional connection to rural land, alongside specific policy support for temporary events. Read together, the relevant provisions support the conclusion that the proposal is not inconsistent with the overall policy framework.

The proposal retains public access along Te Awa River Ride, excludes event activities from identified cultural and conservation areas, and provides for containment and off-site removal of blackwater. Temporary infrastructure will be removed and the Site reinstated by 15 January following each event, apart from the permanent storage area. These measures retain the wider landholding for rural use between festivals. The event will also provide entertainment, visitor spending, temporary employment and opportunities for local businesses and community participation.

Based on the assessment:

- the entire bundled land use proposal is assessed as a non-complying activity, with section 104D applying to the proposal as a whole;
- public notification is required under section 95A(3)(a) of the RMA, as requested by the applicant, and a separate limited notification assessment under section 95B is not required; and
- resource consent is sought subject to conditions securing the authorised scale and duration, mitigation, management plans, monitoring and reinstatement requirements, and satisfaction of section 104D for the whole bundled proposal.

The applicant welcomes submissions on the whole proposal, its effects and the proposed conditions. The applicant requests that both district applications be publicly notified and that Waikato District Council and Waipā District Council each grant the land use consents sought within their jurisdiction, on the basis of the integrated proposal described and assessed in this common AEE and its appendices. The applicant also requests that each council provide draft conditions of consent pursuant to section 107G of the RMA.