

Report / Decision on a Resource Consent Application

(Sections 104 / 104C or Section 104/104B / 104D)

Application number:	RMA/2025/1880
Applicant:	Rolling Meadows Limited
Site address:	240 Lower Styx Road
Legal description and site area:	Lot 1 DP 50725 64.985 hectares
Zone:	Rural Urban Fringe zone
Overlays and map notations:	
District Plan:	Liquefaction Management area Fixed minimum floor level overlay within Flood Management Area Flood Ponding management area
Road classification:	Collector
Activity status:	Restricted discretionary (if a temporary activity); or Non-complying activity
Description of application:	To hold the Rolling Meadows festival on the site for a three year period - from 29 th December to 1 st January (preferably for 2025-2027).

Introduction

A Commissioner determined on 17th October 2025 that this application be processed on a non-notified basis without there being any affected persons under the Resource Management Act (RMA).

As covered in the notification report, there was much back and forth to modify the proposal after it was originally submitted in June 2025. At the end of September, it reached a point where Officers considered they could support consideration of the application on a non-notified basis without affected parties. The final proposal was confirmed in an email on 1st October and reports finalised and sent to the Commissioner.

The Commissioner considered two adjoining sites might be adversely affected by the proposal in a way that was not less than minor. This information was conveyed to the applicant prior to the Commissioner making a formal decision. The applicant then chose to further amend the application to reduce noise levels at the respective properties at the time that was of concern to the Commissioner. The Commissioner subsequently determined that the revised application could be processed non notified with no affected persons identified.

The purpose of this report is to determine whether the application should be granted or declined pursuant to Sections 104 and 104C (as a restricted discretionary activity if it is a 'temporary activity') or Sections 104, 104B and 104D (if a non complying activity in the rural zone) of the Resource Management Act.

To avoid duplication this report does not repeat information contained in the section 95 report/decision. The section 95 report/decision is attached and should be read in conjunction with this report.

Proposed activity and existing environment

Refer to the section 95 report/decision.

Activity status

The proposal requires resource consent for a restricted discretionary activity if it is accepted as a 'temporary activity' and for a non-complying activity in the rural zone if it is not; both under the Christchurch District Plan. Below the application is considered under both pathways under Section 104.

Refer to the section 95 report/decision for further detail.

Written approvals [Section 104(3)(a)(ii)]

No written approvals have been provided with the application.

Actual and potential effects on the environment of allowing the activity [Section 104(1)]

The adverse effects of the proposed activity on the wider environment and on persons are discussed in the section 95 report/decision, and that discussion is equally applicable here.

The size and location of the site relative to sensitive receivers, its layout and operations and its temporary nature are such that associated effects on the environment other than noise and traffic were largely contained on site and would have impacts that were less than minor on other sensitive sites in the vicinity. Regarding transport matters, proposed traffic management as discussed in the notification report was found to ensure the activity does not adversely affect the efficiency of the transport network or public safety. Noise associated with the event has been considered in detail in the notification report in relation to the expected level of amenity, as envisaged by the District Plan noise standards. With the much-amended application managing noise levels expected at sensitive receivers to be at levels very close to these standards, as discussed fully in the notification report, all persons were considered to be adversely affected by noise levels in a way that was less than minor.

The proposal includes a suite of conditions that the applicant has offered up, so these form part of the application. To the extent that expected noise levels are modelled rather than based on actual amplified music performed and monitored, the conditions offered are an important part of the proposal. If consent is granted for the activity, it is not then left up to the applicant to host the event as they see fit. They have made commitments to meet the noise levels predicted at sensitive receivers. This along with the proactive monitoring required by suitably qualified professionals during the event, and reporting and adapting music levels in real time at source should conditions be found to be breached is such that there is a high degree of confidence that noise experienced at adjoining and nearby sites will be kept to reasonable levels. In addition to this, Council will have Officers on duty monitoring noise levels, with the ability to intervene if they are found to be not meeting the conditions (if consent is granted), or if they are unreasonable – particularly in relation to bass noise. On top of this all, there is a commitment to report noise monitoring results to Council, and provision for a review of conditions by Council after each annual event should issues arise.

The suite of conditions offered by the applicant were put forward as an integral part of the proposal having been fully discussed with Council reporting officers. The range of undertakings now included in the agreed set of offered conditions were integral to John Alps and I reaching the views we reached in the notification report. We support inclusion of that full set of conditions if consent is to be granted, subject to some minor changes.

Cumulative effects of this and another event held in the wider vicinity were considered in the notification report, including by Mr Alps, and I adopt that discussion.

While the notification report considered adverse effects, the S104 report needs to consider actual and potential effects, and this includes positive effects.

Businesses directly associated with the event will potentially benefit economically from the event, and there will likely be flow on effects for other businesses in the city with the potential influx of ticketholders to the event. These might include hospitality, accommodation, transport and perhaps other retail operations.

Those attending the event will experience a site with an attractive rural character, largely sheltered from winds.

Overall, I consider that the effects of the proposed activity on the environment will be acceptable for the reasons discussed in the notification report and above, and having considered the positive effects noted above as well as the offered set of conditions. Any adverse effects experienced off site are able to be mitigated through compliance with the set of conditions offered by the applicant on October 16th, and duplicated at the end of this report. I note some minor changes to the offered conditions are noted in the recommendation at the end of the report.

Relevant objectives, policies, rules and other provisions of the District Plan [Section 104(1)(b)(vi)]

Regard must be had to the relevant objectives and policies in the Christchurch District Plan. In my opinion the application is broadly consistent with the wider intent of these.

As a “temporary activity”, there is only one particularly relevant objective and one policy, as follows:

6.2.2.1 Objective - Temporary activities and buildings and events

- a. A diverse range of temporary activities and buildings and events is enabled, while having regard to the natural, historic and cultural values and expected amenity values of the areas in which they are located. The temporary activities and buildings and events:
- provide opportunities for artistic, social and/or cultural expression;
 - contribute to the economic recovery and resilience of Christchurch District; and/or
 - reinforce or promote a positive sense of place and community.

6.2.2.1.1 Policy - Temporary activities and buildings and events

- a. Enable temporary activities and buildings and events provided:
- the location, frequency, scale, duration and effects of the temporary activity and building are compatible with the level of amenity anticipated by the surrounding environment or are within a range that can be tolerated given the temporary nature of the activity;
 - parking and traffic generation are managed so that:
 - road safety and network efficiency is not compromised; and
 - accessibility within and to local commercial centres and businesses is not adversely affected;
 - temporary parking within Hagley Park does not result in disturbance to the ground or to the root systems of trees, that would adversely affect the long-term health or life span of the trees;
 - public access to public open space is maintained as far as practicable, given the nature of the activity or event in question;
 - natural, historic or cultural values of sites are not permanently modified, damaged or destroyed; and
 - activities, buildings or events in the vicinity of strategic infrastructure do not compromise the operation of that infrastructure or pose a safety risk.

These were discussed on pages 8 and 9 of the notification report, and I adopt that analysis. The objective is broad and recognises benefits to the district as a whole of the City being able to host such events, placing value for the wider community at a high level.

The Policy more specifically seeks to ensure that while the district wide benefits of such events are enabled, this is at a level that they are compatible with the level of amenity anticipated by the surrounding environment or are within a range that can be tolerated given the temporary nature of the activity. This was discussed at some length in the notification report, and I adopt that assessment.

The impact of proposed parking and traffic generation associated with the event has been assessed in the notification report and found to be managed such that road safety and network efficiency on this collector road are not compromised. The proposed activity does not impede property access to any other site. The activity will not impact public access to public open space. Any natural, historic or cultural values of the site are not proposed to be permanently modified, damaged or destroyed by the proposed activity. Collector roads are not considered to be strategic infrastructure, and the event is not considered likely to pose a safety risk given the findings in the notification report related to the efficiency of the transport network and public safety (pages 16-17 of the notification report).

Given the findings in the notification report and discussion above, I am satisfied that the temporary activity proposed on four days a year over a three year period is consistent with this objective and policy.

As a non-complying activity

The notification report considered the activity to be a “temporary activity”. The report went on in any case to consider it as potentially a non-complying activity in the Rural Urban Fringe zone. I continue with that either/or approach in this Section 104 report. Under these provisions, a wider range of objectives and policies would be of relevance.

The rural objective 17.2.1.1 and related policies are introduced in section 5.1 of the AEE. The relevant portion of the objective is as follows:

17.2.1.1 Objective - The rural environment

- a. Subdivision, use and development of rural land that:
- supports, maintains and, where appropriate, enhances the function, character and amenity values of the rural environment and, in particular, the potential contribution of rural productive activities to the economy and wellbeing of the Christchurch District;
 - avoids significant, and remedies or mitigates other reverse sensitivity effects on rural productive activities and natural hazard mitigation works;
 - maintains a contrast to the urban environment

In broad terms, the land is not proposed to be developed, and neither is it to proposed to be subdivided. The focus is on the temporary ‘use’ of the land, and in this regard the proposal is for a four to five week period once a year for three years. Upon the end of the three year consent period, all structures will be removed from the site leaving a grassed and vacant rural site. As an overgrown and unused site since it was used for forestry purposes, the site has not directly been supporting, maintaining

or enhancing the function, character and amenity values of the rural environment. The clearance works before the application was made did perhaps enhance the character and amenity of the rural environment by replacing the overgrown fire hazard of scrub on the site with a mostly cleared grassed area. However, these clearance works were completed before the application was lodged. The proposed activity once a year will require that the site is kept under control through mowing or grazing of the new grassed surface such that it will in the future have more of a rural character across the consent period. The maintained surface for the site better supports the potential contribution of rural productive activities as these could now be readily established in association with the annual use of the site for a festival. It is not considered likely to result in any reverse sensitivity effects on rural productive activities and natural hazard mitigation works given its short term nature and lack of sensitivity to such activity. The use will maintain a contrast to the urban environment with its mainly rural character and short term use for the festival once a year.

The proposed use is somewhat neutral in relation to this objective, as was the recent past unused overgrown nature of the site. Insofar as ongoing use of the land is anticipated to support the ongoing rural function, character and amenity values of the rural environment and its potential for rural productive activities, the site will be cleared once the consent period is up and for such a large site, none of the changes made to enable the festival will preclude this potential in the future. Much of the site is of a sandy base, but a small portion of the site to the SW along the Lower Styx frontage is considered to be highly productive land. The activity does not seek to utilise any of this land.

There are three related policies.

17.2.2.1 Policy - Range of activities on rural land

- a. Provide for the economic development potential of rural land by enabling a range of activities that:
 - i. have a direct relationship with, or are dependent on, the rural resource, [rural productive activity](#) or sea-based aquaculture;
 - ii. have a functional, technical or operational necessity for a rural location; or
 - iii. recognise the historic and contemporary relationship of Ngai Tahu with land and water resources;
 - iv. provide for [commercial film or video production](#) activities and facilities on the rural flat land close to the main Christchurch urban area; and
 - v. represent an efficient use of natural resources.

17.2.2.2 Policy - Effects of activities utilising the rural resource

- a. Ensure that activities utilising the rural resource avoid significant adverse effects on areas of important natural resources and avoid, remedy or mitigate other adverse effects on rural character and [amenity values](#).

17.2.2.3 Policy - Contributing elements to rural character and amenity values

- a. Recognise that rural character and [amenity values](#) vary across the [Christchurch District](#) resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.
- b. Recognise that the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:
 - i. a landscape dominated by openness and vegetation;
 - ii. significant visual separation between residential [buildings](#) on neighbouring properties;
 - iii. where appropriate, [buildings](#) integrated into a predominantly natural setting; and
 - iv. natural character elements of waterways, [water bodies](#), [indigenous vegetation](#) and natural landforms, including the coastal environment where relevant.
- c. Recognise that [rural productive activities](#) in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, including [farming](#), [plantation forestry](#) and [quarrying activities](#), that may be noticeable to residents and visitors in rural areas.

As discussed in the notification report, in a broad sense, the objective for the use of rural land is that it be managed to enable ongoing function, character and amenity values of the rural environment and in particular the potential contribution of rural productive activities to the economy and wellbeing of the district. The economic development potential of rural land is provided for by enabling activities that are dependent on the rural resource, have a functional or operational necessity for a rural location or represent an efficient use of natural resources. Policy seeks to “ensure that activities utilising the rural resource avoid significant adverse effects on areas of important natural resources and avoid, remedy or mitigate other adverse effects on rural character and amenity values”.

These matters are discussed in the notification report on page 22 in relation to rural character and amenity and regarding the ability of the proposed activity to avoid, remedy or mitigate its adverse effects in much of the rest of the assessment for that report. I adopt and do not duplicate that discussion.

In summary, I conclude the proposal is somewhat neutral and not outright contrary to the rural objective and when that objective is given further meaning via the policies, it is my opinion the proposal is broadly consistent with and not contrary to the rural policies.

Lighting

The AEE at page 20 references an objective and policy related to outdoor lighting and glare. The proposal is consistent with this as it will be set up to ensure compliance with the lighting standards in the District Plan.

Noise

The following relevant objective and policies apply:

6.1.2.1 Objective - Adverse noise effects

- a. Adverse noise effects on the amenity values and health of people and communities are managed to levels consistent with the anticipated outcomes for the receiving environment.

6.1.2.1.1 Policy - Managing noise effects

- a. Manage adverse noise effects by:
 - i. limitations on the sound level, location and duration of noisy activities;

6.1.2.1.2 Policy - Noise during night hours

- a. Achieve lower noise levels during night hours to protect sleep, and the amenity values of residential and other sensitive environments, so far as is practicable.

These matters are discussed extensively in the notification report, and I adopt that discussion here. The proposal is considered to be consistent with this objective and these policies given the manner in which the event is now proposed to be run, given its temporary nature, site characteristics and commitment to compliance with predicted noise levels measured at sensitive receivers.

In summary, as a non-complying activity, the proposal is considered to be consistent with the adverse noise objective and policies, lighting objective and policy and somewhat neutral in relation to the rural objective but consistent with the rural policy. Overall, I consider the proposal to be broadly consistent with the District Plan policy framework, and if not fully consistent with the rural objective, then at least not precluding its achievement should the landowner choose to make more intensive use of the site in the future.

Relevant provisions of a National Environmental Standard, National Policy Statement, Regional Plan, Regional Policy Statement or Coastal Policy Statement [Section 104(1)(b)]
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The District Plan gives effect to the higher order documents referred to in s104(1)(b).

Any other matters which are relevant and reasonably necessary to determine the application [Section 104(1)(c)]

Twenty six residents of the wider area have written in expressing mostly opposition to the proposed event being held in their neighbourhood. There was also some support for the event expressed. The matters they raised have been considered in the S95 report. I am also aware there is at least one petition supporting the event and one opposing it.

Authorisation for works at the site entrance and exit under the Stormwater and Land Drainage Bylaw 2022 was provided by Council on October 16th. Further approvals may be required regarding discharge of stormwater, and this is noted in an advice note below.

Assessment of whether the inclusion of Lower Styx Road in Council's *Prohibited Times on Roads Register* in relation to its *Cruising and Prohibited Times on Roads Bylaw 2023* is relevantly considered. The relevant Part 2¹ of the bylaw has as its purpose "to restrict racing of motor vehicles in order to protect the public from nuisance, protect public health and safety, and minimise the potential for offensive behaviour in public places". Lower Styx Road has prohibitions in relation to this purpose for all vehicles less than 3500 kg from 10pm-5am Thurs-Mon & public holidays. The NZ Transport Agency Waka Kotahi website notes that a heavy vehicle is one with a gross vehicle mass of more than 3500 kilograms. It would appear the bylaw would impact most if not all private cars and vans but not buses.

¹ Part 1 deals with 'cruising', which I summarised here as driving repeatedly in the same direction over the same section of road in a motor vehicle so as to draw attention to the power or sound of the engine of the motor vehicle; or creating a convoy that is formed otherwise than in trad and impedes traffic flow.

I do not consider this bylaw is applicable to this application as the bylaw includes the following exceptions:

8. Cars prohibited on roads and exceptions

- (1) No person may use a motor vehicle weighing less than 3,500 kilograms on any road or part of a road described in a resolution made under clause 7(1) during the times and on the days specified in the resolution, unless:
 - (a) the vehicle requires access to a property that can only be accessed from that road (or most conveniently from that road); and
 - (i) the vehicle is conveying the owners or occupiers of any such property; or
 - (ii) the vehicle is conveying bona fide visitors to any such property; or
 - (iii) the vehicle is delivering goods to any such property; or
 - (b) the vehicle is:
 - (i) an emergency vehicle being used in the execution of duty; or
 - (ii) a trade or service authority vehicle for the provision or maintenance of a utility on the road or on land having a frontage or otherwise accessible from the road; or
 - (iii) operated by the Council and being used in the execution of duty; or
 - (iv) operated by a security service and being used in the execution of duty.

Lower Styx Road is the only access to the site. Rolling Meadows Limited is the occupier of the site in this instance, having a three year lease of the property. Staff, ticketholders and taxi drivers, uber drivers, private vehicles picking up and dropping staff and ticketholders off are clearly bona fide visitors to the festival property so are permitted as an exception to the bylaw. Buses are heavy vehicles so not covered in any case.

Precedent / Plan Integrity

Insofar as the activity might be found to be a non-complying activity, it may be appropriate to have regard to the issue of precedent, as well as the effect of granting consent upon the integrity of the District Plan. These are not mandatory considerations but are matters that decision makers may have regard to, depending on the facts of a particular case including:

- Whether a proposal is contrary to the objectives and policies of the plan; and if so
- Whether it can be seen as having some distinct or unusual qualities that would set it aside from the generality of cases.

In this case the proposal is not considered contrary to the objectives and policies, therefore I am satisfied that issues of precedent or plan integrity do not arise.

Part 2 of the Resource Management Act 1991 [Section 104(1)]

The above considerations are subject to Part 2 of the Act which outlines its purpose and principles.

The Christchurch District Plan provisions were prepared under the higher order planning documents and, through its preparation and the process of becoming operative, have been assessed against the matters contained within Part 2.

Taking guidance from case law², the District Plan is considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District. It was competently prepared via independent hearing and decision-making processes, in a manner that appropriately reflects the provisions of Part 2.

Accordingly, no further assessment against Part 2 is considered necessary.

Section 104(3)(d) notification consideration

Section 104(3)(d) states that consent must not be granted if an application should have been notified and was not.

² *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

In the notification report, in a contextual way, mention is made of positive aspects of the activity in the context of matters of discretion (rather than as an assessment), the enabling context of the District Plan policy framework for temporary activities, and the ticketholder experience. In the Supplementary Report dated 16th October, Mr Alps noted that the reduced noise levels in the amended proposal “will have a positive effect as it will lessen the impact of the event for all sensitive receivers..”. I clarified that the reduced noise levels would have less impact on all properties with the outcome being more readily tolerated. Though mention was made of positives as noted above, these were not in any way included in any assessment where they were balanced against adverse effects.

No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

Non-complying activity gateway test [Section 104D(1)]

If to be considered as a non-complying activity, the gateway test in section 104D must be met in order for the application to be granted consent. Either the adverse effects on the environment must be minor, or the application is not contrary to the objectives and policies of the Plan.

The application satisfies both tests as, for the reasons discussed above, the adverse effects on the environment will be no more than minor and the application is not contrary to the objectives and policies of the Plan. On this basis Council has discretion to grant consent.

Section 108 and 108AA - Conditions

As noted above in the notification report, a suite of conditions were offered by the applicant so they could be considered as part of the proposal when Officers were considering whether or not the adverse effects of the proposal were able to be satisfactorily avoided, or mitigated. Council officers gave a lot of direction as to the range of issues the conditions would need to cover and the commitments to compliance, reporting and monitoring the event would need to make including having a complaints procedure and pre event communication with residents in the area.

The conditions were not imposed they were offered, albeit to provide reporting officers with the assurances they needed to support the proposal. As a result, the offered conditions, that were negotiated, are agreeable to myself and Mr Alps, subject to some minor changes. As a package we consider they capture the key components of the proposal that have potential to have adverse effects and as a package include commitments to the stated parameters, and to monitoring and adapting as they go to ensure compliance with the conditions.

Recommendation

That for the above reasons the application **be granted** pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, if accepted as a ‘temporary activity’ or pursuant to Sections 104, 104B, 104D, 108 and 108A if accepted as a non-complying activity; in either case, subject to the following conditions:

1. The development shall proceed in general accordance with the information and plans submitted with the application, including the further information/amended plans submitted 31/08/2025, 24/09/25, 26/09/25 01/10/25, and 16/10/25 as they relate to the proposed festival, site layout and acoustic mitigation, including the site plan attached as Appendix 1 to the notification decision. The final versions of documents submitted are listed below:
 - Event Management Plan (Revision 7, dated 26/09/25)
 - Alcohol Management Plan (Revision 5, dated 26/09/25)
 - Noise Management Plan (Revision 6, dated 16/10/25)
 - Acoustic Assessment (Revision 14, dated 16/10/25)
2. One amplified musical event per calendar year is consented; to occur on the 29th December -1st January each year, for a duration of three years (2025, 2026 and 2027).
Maximum event size for ticketholders as follows:
 - 10,000 total including up to 5,000 camping
3. The operation of each event shall be undertaken in accordance with an event specific Noise Management Plan (NMP). The NMP is created to enable appropriate management of noise created from Rolling Meadows during its 3-year consent at 240 Lower Styx Road. The NMP shall be submitted to Council at least four weeks before the 20th of December each year for certification by the Manager Resource Consents by way of rcmon@ccc.govt.nz. The NMP shall be first certified by a suitably qualified and experienced acoustic engineer before being submitted to Council. A copy of the approved NMP shall be kept on the site at all times during pack in, the event and pack out. Any

amendments to the approach to managing noise in the NMP from year to year, other than those to make it event-specific shall be:

- for the purposes of improving the measures outlined in the NMP for achieving the NMP purpose;
 - consistent with the conditions of this resource consent; and
 - certified by an appropriately qualified and experienced acoustic engineer.
4. The applicant shall arrange for noise to be monitored and recorded during the sound checks, and through the duration of the event in accordance with the Council certified Noise Management Plan referred to in condition 3 above, with the purpose of ensuring a compliant event. All monitoring information shall be provided to the Christchurch City Council Environmental Health Team within ten working days of the completion of each event by way of EnvironmentalHealth@ccc.govt.nz and rcmon@ccc.govt.nz and shall include conclusions as to whether or not the various aspects of the event were compliant with conditions.
 5. The event must utilise the stage orientation and speaker position as set out in the Site Plan (Figure 3) of the Earcon Acoustic Assessment (dated 16 October 2025, Revision 14) which forms part of the approved consent documentation, unless an alternative arrangement is approved through a Noise Management Plan in accordance with condition [3] above.
 6. The following operation times of the stages shall be adhered to:
 - 29 December – Stage A (12:00-00:00 hours)
 - 30 December – Stage A (13:00-01:00 hours), Stage B and C (10:05-22:00 hours)
 - 31 December – Stage A (14:00-02:00 hours), Stage B and C (10:05-22:00 hours)
 7. All events authorised by this consent shall comply with the noise limits specified in Rule 6.1.5.2.1 of the Christchurch District Plan except where specific 'dB exceedances' are identified in Tables 10–12 of the Earcon Acoustic Assessment dated 16 October 2025 (Revision 14).

Advice Note: The authorised 'dB exceedances' are contained in the right column of Tables 10-12 of Earcon Acoustic Assessment dated 16 October 2025 (Revision 14). The applicable receiver for the authorised dB exceedance is contained in the far left column of those same tables. The District Plan standards otherwise to be achieved are noted in these same tables under the heading 'Noise Limit, Day / Night'.

The monitoring requirements for this condition are set within the Council certified Noise Management Plan required by Condition 3.

8. The noise levels and configuration for each stage and speaker positioning shall be as specified below, unless otherwise authorised by a Noise Management Plan in accordance with condition [3] above:

Stage A (at 30m from the stage)

29 December

- 12:00-00:00 hours – 90 dB $L_{Aeq15\ min}$

30 December

- 13:00-18:00 hours - 90 dB $L_{Aeq15\ min}$
- 18:00-22:00 hours - 95 dB $L_{Aeq15\ min}$
- 22:00-01:00 hours - 90 dB $L_{Aeq15\ min}$

31 December

- 14:00-18:00 hours - 90 dB $L_{Aeq15\ min}$
- 18:00-22:00 hours - 95 dB $L_{Aeq15\ min}$
- 22:00-00:00 hours – 92 dB $L_{Aeq15\ min}$
- 00:00-02:00 hours - 90 dB $L_{Aeq15\ min}$

Stage B

30 & 31 December

- 10:05-22:00 hours – 84 dB $L_{Aeq15\ min}$ @ 30m (90 dB $L_{Aeq15\ min}$ @ 15m – Front of House)

Stage C

30 & 31 December

- 10:05-22:00 hours – 84 dB $L_{Aeq15\text{ min}}$ @ 30m (93 dB $L_{Aeq15\text{ min}}$ @ 10m – Front of House)

Speaker Trim Heights (as modelled by Earcon, and measured above ground level (not stage height):

- Stage A - 8m
- Stage B - 7m
- Stage C - 4m

Speaker / Stage Orientation – Compass Bearings:

- Stage A – 130 degrees
- Stage B – 115 degrees
- Stage C – 105 degrees

9. The L_{Zeq} (10 min) sound pressure level measured in any third octave band is not to exceed 85 dB at any time at any residential unit or at the nearest campground camping sites, except between 10pm and 2am where it shall not exceed 80 dB.
10. Compliance recording and daily reporting, shall be documented and sent to Council by 11am the day after each event day via EnvironmentalHealth@ccc.govt.nz and rcmon@ccc.govt.nz.

Any complaints received over the course of the event shall be forwarded to the Council on 03 941 8999 (which will divert to Council's after-hours noise control service (Allied) when offices are closed), who will liaise with the Council's Environmental Officer in charge of monitoring at CCC during any event.

11. All events shall be carried out in accordance with an approved Traffic Management Plan (TMP). If any changes are proposed to the existing approved TMP Revision 5.3 approved by Keith Smith 22 September 2025 they shall first be submitted to Council, by way of dutyplanner@ccc.govt.nz, for certification that they remain appropriate under this consent; at least two weeks before they are submitted to the Temporary Traffic Management team at Council for approval. Activities on any public road shall be planned so as to cause as little disruption, peak traffic delay or inconvenience to road users as possible without compromising safety.
12. The TMP shall make provision for other users to maintain access to their sites during any event.
13. STMS certified marshals are required to be in attendance for each event, for managing traffic on street and for directing on-site parking and pedestrian movements.
14. No attendees shall be permitted to leave the site on foot, which shall be monitored by Security throughout the event.
15. Parking for staff and ticketholders shall be pre-allocated (or pre-sold) up to 3400 spaces to be accommodated within the designated parking area. All communications with staff and ticketholders shall make it clear that only those with pre-allocated parking passes will be able to utilise the parking available on site and that people will not be admitted to the site unless in a vehicle. Such communications shall be clear that charter buses will be provided to meet demand from those who have requested it prior to the event through ticketing, and that those arriving at or leaving the site shall otherwise have to arrange private pick up, taxi or rideshare on site as arriving on foot or leaving by foot will not be permitted for safety reasons.
16. All signage on site and along Lower Styx Mill Road, shall be placed as to not obscure or detract from any traffic signs or controls, unless required as part of the approved Traffic Management Plan.
17. At least ten days before each event, a letterbox drop to residents along Lower Styx Road (from 166 Lower Styx Road to Heyders Road) as well as the residents along Nautilus Place, Seabrooke Drive, Hemingway Place, Calypso Place, Heyders Road (including the Spencer Beach Holiday Park) and Styx River Place, advising of the proposed event date including timings and sound check times shall be completed. The letter shall include the contact details of the Event Manager as a contact should there be any questions or concerns. At the same time, a copy of the letter shall be sent to the Council's monitoring team, by way of rcmon@ccc.govt.nz.
18. Fire and Emergency New Zealand will conduct a pre-event inspection, particularly of the identified at risk areas, and assessment of mitigation measures included within the Fire Mitigation Plan. A copy of any correspondence from FENZ confirming the suitability of mitigation measures, will be sent to the Council's monitoring team, by way of rcmon@ccc.govt.nz at least four weeks before the 20th of December.

19. All structures and festival equipment shall be removed from site within 1 month of the festival completion, aside from the permanent structures identified below, which may remain on site for the duration of the consent:
- 2 x 40ft containers
 - 2 x 20ft containers
 - 6 x water tank 30,000L containers
 - 1 x skate ramp

All of the permanent structures identified above shall be removed from site within 1 month of the 2027/2028 festival completion.

20. Pack-in and pack-out activity shall only occur between 07:00 and 20:00 hours and shall not exceed a noise level of 60 dB LAeq (1 hour), decreasing to 50 dB LAeq (1 hour) after 18:00, at any residential unit or the nearest campground camping site when measured and assessed in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise.
21. Any temporary lighting provided on site – during or proceeding or following the event shall not be directed at residential units or roadways and shall not exceed 4 lux at any residential boundary or 10 lux at any rural boundary.
22. If requested by, and with the agreement of the owners, security shall be provided at the applicant's cost at the road gates of 230 and 234 Lower Styx Road. Any such security to be provided during times that can be agreed between the parties.
23. Pursuant to Section 128 of the Resource Management Act 1991, the Council may once per year, at any time in the months of April or May, serve notice of its intention to review the conditions of this consent for the purpose of dealing with any adverse effects on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage; including but not limited to:
- Traffic management off-site and on-site
 - Acoustic considerations and impact on surrounding properties

Advice Notes:

- This resource consent will **lapse five years from the date it is issued** unless it is given effect to (i.e. the activity is established) before then. Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted prior to the consent lapsing.

- **Monitoring** will be carried out to ensure the **conditions are complied with** and that the development proceeds in accordance with the plans and details which were submitted with the application.

The Council will require payment of its **administrative charges** in relation to monitoring, under section 36 of the Resource Management Act 1991. The monitoring programme administration fee and initial inspection fee will be charged to the applicant with the consent processing costs. If more than one inspection, or additional monitoring activities (including those relating to non-compliance with conditions), are required, the additional time will be invoiced to the consent holder when the monitoring is carried out, at the applicable hourly rate. The current monitoring charges are outlined on the [Resource Management Fee Schedule](#).

- This resource consent has been processed under the Resource Management Act 1991 and relates to **District planning matters only**. You will also need to comply with the requirements of the Building Act 2004 and any other legislative requirements (including but not limited to Environment Canterbury Regional Plans, health licence, liquor licence, archaeological authority, certificate of title restrictions such as covenants, consent notices, encumbrances, right of way or easement restrictions, landowner approval where required).
- For more information about the **building consent process** please contact our Duty Building Consent Officer (phone 941 8999) or go to our website <https://ccc.govt.nz/consents-and-licences/>.
- Pack in and out including construction of structures, stages, fencing, entrance areas and the like shall be carried out in accordance with condition 20 above. Ancillary set up and pack down, during the pack in and pack out phase, such as hanging festoon lights by hand, erecting on site signage, etc may occur outside these hours in compliance with District Plan noise standards (measured at sensitive receivers); including having on site security for a few nights before the event and after it is completed.

- This consent does not authorise a fireworks display (which was removed from the application), and if any pyrotechnics are involved in association with the musical acts on stage these shall be in accordance with condition 7.
 - *Temporary vehicle crossings*
As the proposal involves the use of legal road but not the construction of a formal **vehicle crossing**, a “Temporary Use of Legal Road” application to the Council's Transport Unit is required. The application form can be found at the following link:
<https://christchurchcitycouncil.sharefile.com/public/share/web-sdae4221c572e4055ac51d6c6cce852fd>
- The costs of making the changes must be met by the consent holder.
- The consent holder shall demonstrate that authorisation for the discharge of construction and operational phase stormwater has been obtained from Christchurch City Council or Canterbury Regional Council.
 - This site may be an archaeological site as defined and protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the HNZPTA as any place in New Zealand where there is physical evidence of pre-1900 occupation, regardless of whether the site is known or not, recorded in the NZAA Site Recording Scheme or not, or listed with Heritage New Zealand or the local council. Authority from Heritage New Zealand is required for any work that affects or may affect an archaeological site. **Please contact the Heritage New Zealand regional archaeologist on 03 363 1880 or archaeologistcw@heritage.org.nz before commencing work on the land.**

Reported and recommended by: Melinda Smith, Senior Planner

Date: 17th October 2025

Peer reviewed by: Kathryn Ross, Team Leader Planning Team 2

Date: 21st October 2025

Decision

That the above recommendation be adopted for the reasons outlined in the report.

- ☒ I have viewed the application and plans.
- ☒ I have read the report and accept the conclusions and recommendation.

Decision maker notes

I have considered the matters in relation to this application carefully given the documented concern of residents in the locality. The District Plan anticipates temporary activities of this nature and has specifically provided for them, subject to meeting the temporary activity definition. I find that this activity meets that definition for the reasons outlined earlier in this report. Specifically, the activity is of limited duration, occurs once a year, and there is a defined end date after three years (being 1st January 2028). Further, the activity is not permanent, and I consider it will have negligible lasting alteration or disturbance to the site. Additionally, provision has been made in the conditions of consent for the removal of all structures and festival equipment from the site within 1 month of the festival completion.

I agree with the officer's report that the large site size, location relative to sensitive receivers, proposed layout and operations and its temporary nature are such that associated adverse effects on the environment other than noise and traffic are largely contained on site.

With respect to traffic, I consider the proposed traffic management within the context of the proposal and conditions imposed to be appropriate for this type of event and will not adversely affect the efficiency of the transport network or public safety. Addressing noise issues has resulted in considerable amendments to the application as it has progressed through the consenting process. The management of noise levels, as now proposed over each event, and as measured against the expected level of amenity in the District Plan, including adherence to the conditions of consent above, will deliver an acceptable level of amenity to sensitive sites in the vicinity.

Commissioner:

Name: Janice Carter

Signature: 

Date: 28 October 2025