



TRAFFIC DESIGN GROUP

16-850-6170
30 April 2003

Ms Linda Rieper
Commercial Manager
Wellington Regional Stadium Trust
P O Box 2080
WELLINGTON

Dear Linda

WESTPAC STADIUM **Application to Change Provisions for Coach Parking**

In response to your request, and further to our various subsequent discussions and meetings with the Community Liaison Group, we have completed our traffic assessment of a proposal to change the current requirements of the Stadium to provide a minimum of 100 coach parks within 1,000m of the Stadium site.

We report as follows:

1. BACKGROUND

The Decision of Independent Commissioners released in March 1997 relating to the establishment of the Wellington Regional Stadium included a condition of consent requiring the provision of off-street coach parking. That condition reads as follows:

- 13.1 The Applicant will provide or arrange the provision of off-street coach parking for Stadium patrons. Such off street parking shall accommodate up to 145 coaches and will be located in area east of Thorndon Quay and north of Bunny Street.

Separately, and within the context of the provisions of the Te Ara Haukawa Precinct of the Wellington City District Plan, the Stadium Site Rules require provision to be made for coach parking as follows:

- 13.20.1.4.5 A minimum of 100 coach parks must be provided in association with the use of a stadium on a site or sites with access from Aotea or Waterloo Quays, and not in excess of 1,000 metres from the stadium site.

Wellington City Council has advised that this more recent provision of the District Plan to park a minimum of 100 coaches is the operative provision and supersedes the earlier resource consent requirement. An available area of around one hectare is needed to park this minimum number of coaches.

It is noted that both requirements were derived principally from the legacy of Athletic Park which itself attracted large proportions of the crowds via bus and coach. With a location within the central city and with direct connections to the Wellington Railway Station, the travel patterns of arriving spectators have been found to be noticeably different at Westpac Stadium from the patterns experienced at Athletic Park, with a significant reduction in the preference for travel by coach.

This proposal to change the current minimum provisions for coach parking is presented accordingly.

2. DEMANDS FOR COACH PARKING

During the period since the Stadium was commissioned in January 2000, the Wellington Regional Stadium Trust has maintained a database of incoming coaches for each and every event. A full listing of all coach arrivals is attached for 2000, 2001, 2002 and 2003.

The data contained in these spreadsheets has been arranged to identify not only the number of incoming coaches to each event but also where they were accommodated, being either within CentrePort land, on city streets, or within the Stadium site.

It will be noted from these records that the largest volume of incoming coaches occurred in conjunction with the three main days of the "Tattoo" in March 2000, and then in association with the "Celebrate Jesus" concert of November 2000. These events are regarded by the Stadium Trust as representing unique one-off events that are unlikely to occur again in the foreseeable future.

With the exception then of these two events, the maximum number of incoming coaches was recorded as:

- 45 coaches for the Bledisloe Cup test match in August 2000
- 41 coaches for the French test match in June 2001
- 33 coaches for the South African test match in July 2002, and
- 40 coaches for the NBR Spectacular in February 2003.

It will also be apparent from the details that Westpac Stadium has more recently tended to better utilise the space within the Stadium site to park coaches rather than having to rely on other resources such as within the

adjacent areas of CentrePort. The available resources of the city streets have only been used to park coaches that arrived in association with the Tattoo.

From this position then, it is considered that the current requirement to make provision to park a minimum of 100 coaches within 1,000 metres of the Stadium site is onerous. Some adjustment is sought accordingly.

3. THE PROPOSED CHANGES

For the various reasons described and set out in the two preceding chapters of this report, it is considered appropriate that the current minimum provisions for coach parking be adjusted to better match the actual needs and requirements of Westpac Stadium.

The Stadium Trust advises in this regard that the Stadium site itself can be managed to accommodate up to:

- 10 coaches within the public carpark site, and
- 25 coaches around the periphery of the Stadium bowl.

These details confirm the ability to park up to 35 coaches on-site, which is expected to handle the coach parking demands for all except two or three events per year. Such on-site availability exists for all normal and premium events but, for safety and security reasons, does not exist for rugby test matches and concert events for which the main stadium site needs to remain secure. For such events, provision needs to be made for coach parking in areas beyond the Stadium site.

For this purpose, and beyond the limit of 35 coaches for all other events, CentrePort has agreed that it will make the necessary arrangements to manage a patron transfer area and parking area that will provide for up to 50 coaches for use in conjunction with concerts and rugby test matches, and up to 15 coaches for other premium sporting events in instances where the incoming number of coaches could exceed 35 vehicles. The result in this regard will then be for the Stadium and CentrePort to have the combined ability to park a maximum of up to 50 coaches.

The following adjustments are sought accordingly to replace the present provisions of Rule 13.20.1.4.5 of the District Plan:

A maximum of 50 coach parks must be provided in association with the use of a stadium on a site or sites with access from Actea or Waterloo Quays, and not in excess of 1,000 metres from the stadium site.

This proposed new provision is to be supported by an Operational Plan that sets out a 20 year agreement between the Stadium Trust and CentrePort. A

copy of the Operational Plan is included as part of the documentation accompanying the application.

With the exception of the unique events of the Tattoo and Celebrate Jesus concert of 2000, it will be noted that the proposed provisions are fully able to satisfy all other normal and peak demands for coach parking previously experienced at the Stadium. Importantly, the agreements set out in the Operational Plan also include a commitment by CentrePort to "... work with the Stadium to accommodate any one-off unusual event which has a requirement for substantial coach parking over and above that normally accommodated under the terms of the proposed contract". With these arrangements, no difficulties are expected in association with events such as the Tattoo.

4. SUMMARY

The Stadium Trust has maintained a record of the historical pattern of demand for coach parking for each and every event held at the Stadium since it commenced operation in January 2000. These records confirm that the level of incoming coaches remains well below the requirements first established by the resource consent approval and more recently by the provisions of the District Plan, even for the premium sporting events.

It is noted in this regard that the operative provisions of the District Plan and indeed the earlier and now superseded requirements of the resource consent were developed from the legacy and travel patterns of Athletic Park, which have simply not been realised at Westpac Stadium. Rather, the location of the Stadium immediately adjacent to the railway station and to the attractions of the central city have resulted in significantly different travel patterns that particularly highlight the efficiencies and effectiveness of travel by rail. A considerably reduced dependency and demand for coach travel has been experienced accordingly.

To this end, it is now considered that the provisions of the District Plan requiring space to park a minimum of 100 coaches places unnecessary demands on both the Stadium and CentrePort to ensure that a total area of up to one hectare remains available for all events. A reduced requirement is sought accordingly, as follows:

A maximum of 50 coach parks must be provided in association with the use of a stadium on a site or sites with access from Aotea or Waterloo Quays, and not in excess of 1,000 metres from the stadium site.

These particular arrangements are expected to result in a more sustainable provision that is properly matched to the demands for coach parking and that continues to have no on-street effects.

We trust that these details provide sufficient information for the Council to favourably consider a change to the District Plan requirements for coach parking as currently set out at Rule 13.20.1.4.5.

We would be happy to discuss our assessment and findings with Council, as needed.

Yours faithfully
TRAFFIC DESIGN GROUP LTD



pp Mark Georgeson
ASSOCIATE

Attach.... Coach Parking Records for 2000
Coach Parking Records for 2001
Coach Parking Records for 2002
Coach Parking Records for 2003

Westpac Stadium
Bus and Coach Event Day Parking
2000

	Date	Event	CentrePort	City	Stadium	Total
1	3-Jan	Cricket Shell Cup				
2	8-Jan	Cricket ODI				
3	16-Jan	Open Day				
4	29-Jan	AFL				
5	4-Feb	Sevens	1			1
6	5-Feb	Sevens	1			1
7	16-Feb	ODI Australia	5			5
8	19-Feb	Football Kingz				
9	25-Feb	Super 12 Sharks	11			11
10	10-Mar	Tattoo	86	12		98
11	11-Mar	Tattoo	86	21		107
12	12-Mar	Tattoo	86	29		115
13	13-Mar	Tattoo	23			23
14	31-Mar	Super 12 Blues	18			18
15	7-Apr	Crusaders	14			14
16	28-Jul	Club Rugby Final	1			1
17	5-Aug	Bledisloe Cup	45			45
18	11-Aug	Canterbury NPC			9	9
19	27-Aug	Northland NPC			5	5
20	2-Sep	Taranaki NPC			6	6
21	8-Sep	Auckland NPC	14			14
22	7-Oct	Waikato NPC			8	8
23	4-Nov	Celebrate Jesus	48		28	76
24	23-Nov	Cricket Wgtn vs NSW				
25	1-Dec	Cricket Shell Cup				

**Westpac Stadium
Bus and Coach Event Day Parking
2001**

	Date	Event	CentrePort	City	Stadium	Total
1	4-Jan	Cricket				
2	19-Jan	Soccer				
3	3-Feb	Cricket ODI				
4	9-Feb	Sevens			5	5
5	10-Feb	Sevens				
6	17-Feb	Aussie Rules				
7	22-Feb	Cricket ODI				
8	3-Mar	Super 12 Bulls	14			14
9	9-Mar	Super 12 Stormers	17			17
10	16-Mar	Soccer				
11	6-Apr	Super 12 Brumbies	18			18
12	7-Apr	NRL Bulldogs	7			7
13	20-22 Apr	Home & Garden				
14	4-May	Super 12 Chiefs	22			22
15	20-Jun	Soccer			2	2
16	22-24 June	Craft Show				
17	30-Jun	RU Test France	41			41
18	13-Jul	RL Test Australia	10			10
19	27-Jul	Club Rugby Semi Finals			1	1
20	5-Aug	Club Rugby Finals			2	2
21	12-Aug	NPC Bay of Plenty			3	3
22	8-Sep	NPC Southland			2	2
23	15-Sep	NPC Counties	10			10
24	28-30 Sep	Home & Garden				
25	12-Oct	NPC North Harbour			5	5
26	20-Oct	NPC Otago	7			7
27	16-Nov	Robbie Williams	33			33

Westpac Stadium
Bus and Coach Event Day Parking
2002

	<i>Date</i>	<i>Event</i>	<i>CentrePort</i>	<i>City</i>	<i>Stadium</i>	<i>Total</i>
1	8-Feb	Sevens			1	1
2	9-Feb	Sevens			5	5
3	16-Feb	Cricket ODI			5	5
4	22-Feb	Super 12 Blues	13			13
5	8-Mar	Stadium Spectacular	30			30
6	15-Mar	Super 12 Sharks			9	9
7	22-Mar	Super 12 Cats			14	14
8	20-Apr	NRL Bulldogs			3	3
9	4-May	Super 12 Crusaders	31			31
10	28-Jun	Soccer NZ v Dunfermline			2	2
11	29-Jun	RU Test Fiji			9	9
12	20-Jul	RU Test South Africa	33			33
13	26-Jul	Club Rugby Semi Finals				
14	4-Aug	Club Rugby Finals				
15	16-Aug	NPC Canterbury			7	7
16	30-Aug	NPC Northland			2	2
17	14-Sep	NPC Waikato			3	3
18	22-Sep	NPC Taranaki			6	6
19	28-30 Sep	Home & Garden				
20	11-Oct	NPC Auckland			9	9
21	12-Oct	Rugby League NZ v AU			9	9

Westpac Stadium
Bus and Coach Event Day Parking
2003

	<i>Date</i>	<i>Event</i>	<i>CentrePort</i>	<i>City</i>	<i>Stadium</i>
1	8-Jan	Cricket ODI			3
2	8-Feb	Sevens			5
3	22-Feb	NBR Spectacular	40		
4	7-Mar	Super 12 - Stormers			4
5	29-Mar	Super 12 - Chiefs			8
6	11-Apr	Super 12 - Waratahs			13
7	2-May	NRL Bulldogs vs Warriors			
8	3-May	Super 12 Brumbies			
9		NRL Bulldogs vs Raiders			
10	14-Jun	Rugby Test NZ vs England			
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