



Submissions needed now!

Annual Plan - stadium strategy - close Mon 24 Feb

Unitary Plan - new planning rules - close Fri 28 Feb

**Join EPNA
Update Email details**
(see over page)

Further email details next week on submission background and ideas

Stadium Strategy

Council is consulting on a stadium strategy for Auckland. This will have **major impacts** on Eden Park and our area. Full details are at the link below, but in summary it would see **Cricket** in all game formats would be **moved to Western Springs**, allowing the **No. 2 ground for commercial re-development** such as **hotel, office, retail** buildings.

North Harbour would be used for smaller rugby, league and football games. All Major League / **Warriors moved to Eden Park** from Mt Smart, which becomes a training facility along with speedway and a small 5000 seat stadium.

We would see far more frequent large events at Eden Park, and we would lose cricket and may see smaller rugby games moved to North Harbour.

You need to have your say now, as **consultation closes 4pm this Monday**.

You can go to the main Council web site, and follow links to Annual Plan and "Have your say" to review the strategy and make an online submission—it will only take a few minutes.

<http://www.aucklandcouncil.govt.nz> - submit today, and email others

Unitary Plan

The Proposed Unitary Plan consultation **closes 5pm Friday 28 Feb**.

The plan replaces the existing District Plan, and contains all the planning **rules that affect your property** and the wider area. People need to get involved and make submissions – firstly supporting or opposing your property and street zoning, and submit on key issues such as Eden Park and wider area zoning and business zone rules – that way you will be part of the process and it will be easier to be kept up to date with other counter submissions. Anybody has the right to submit to re-zone your property or street eg if a developer owns a couple properties, they could ask for the whole street zone to be changed. See over for details.....

Eden Park Unitary Plan issues

The Proposed Plan has the existing Eden Park rules carried over, based on the fact that the park's impacts have been fully argued, along with supporting evidence in numerous planning processes. This has given rise to extended use from the 1993 plan, but also importantly over 90 consent conditions to control and mitigate the impacts.

We firmly believe that is the correct approach, and that people need to submit that they agree with this Proposed Unitary Plan approach on Eden Park.

We expect Eden Park to try again for a large number of night games (previously wanted no limit!), and for these to be fully permitted ie **no Consent required**. The Plan can't effectively put conditions on a Permitted activity, so we would lose many of the controls currently in place. They also wanted **Concerts** as permitted, and ability to **build large scale Hotel, Offices, Retail and Apartments on the No.2** and adjoining car parks. The No 2 ground is currently required as open space as a condition of the redevelopment consent.

We also note that Temporary Activities (eg a **Concert**) allowed across the region, would be able to be applied to Eden Park. We believe that general rules such as for Temporary Activities should not apply to a specific site with it's own detailed planning rules. Eden Park attempted to use this previously to get a Concert as a Temporary activity. We were party to an Environment Court order that changed the District Plan to prevent "double dipping" by Eden Park.

See over for possible submission areas and ideas.

We'd like to acknowledge Albert-Eden Local Board for funding assistance with our Newsletters.

Make a Submission this week - Go to <http://www.aucklandcouncil.govt.nz>

click on: Proposed Unitary Plan box

next page: Right hand side: Text gives rules / Maps lets you see an area or property

click on: Make a submission to start your online submission

(note—web site is very difficult to follow, emails next week will help with links and details of rules)

Areas and ideas to consider in your online submission

Eden Park

Part 3 - Rules Chapter I: 18 Major Recreation Facility zone

Part 3 - Rules Chapter K: 1 -1.10 Stadiums and Showgrounds 1. Sub-precinct - Eden Park

Support Proposed Plan (status quo) that existing Eden Park concept plan rules are fully incorporated into Major Recreation Zone rules and Sub-Precinct-Eden Park rules

Reason: Impacts and adverse effects have been pushed to the maximum in existing consents and rules, as evidenced by the various decisions to date. You can then expand on real impacts, traffic, noise, loss of residential amenity etc

Temporary Activity Rule

Part 3 - Rules Chapter H: 6 General 6.5 Temporary activities

Oppose but Amend to exclude Temporary Activity rule applying to Stadiums/Showgrounds Sub-precinct - Eden Park

Reason: Site specific rules are best in dealing with impacts and adverse effects, and additional Temporary Activity rules should not be applied on top of and in addition to a specifically designed precinct or sub-precinct.

General Notification rules

Part 3 - Rules Chapter G: 2 General rules and special information requirements»2.4 Notification

Oppose - All Restricted Discretionary Activities should be subject to normal RMA notification tests.

Single House zone

Chapter I Section 6 Single Housing Zone, Chapter I Section 6.2 Building Height (8m Two Storey Height Limit),

Chapter J Section 3.5 Special Character Overlay and Chapter J Section 3.6 Pre-1944 Building Demolition Control

Support as zoned for my street _____ enter street details in online form _____

(review planning maps on Council web site)

Density

Part 3 - Rules Chapter I: Residential zones3. Land use controls3.1 Maximum density

Oppose max 200m2 Mixed Housing Suburban where site >1200m2, should remain 300m2

Oppose unlimited Density in Mixed Housing Urban Zone > 1200m2 site

Taverns, Drive Thrus within 30m of residential

Part 3 - Rules Chapter I: 3 Business zones 3.1 Activities within 30m of a residential zone

Oppose Restricted Discretionary for Taverns, Drive thrus etc within 30m of residential. These should be Discretionary

Heritage

Part 3 - Rules Chapter J: 3.3 Special Character Residential Isthmus A, B and C 1. Activity table

Oppose—Demolition should be Discretionary not Restricted Discretionary

Part 3 - Rules Chapter J: 3.3 Special Character Residential Isthmus A, B and C 5. Assessment - 5.2.2 H

Oppose relocation of removed building being part of assessment criteria

Become a member - update member email details.

We will be providing further details of the above along with additional areas via email. If a member please make sure we have your current email address. If not a member you may want to join, and send through your email details.

Donations are welcomed of course! - Bank details: ASB Bank Limited 12-3016-0497668-00

Please complete the details below, to update your email details, or to become a member. Either post or email details to: mark.donnelly@xtra.co.nz

I would like to become a member Yes/No Name: _____

I would like to make a donation Yes/No Address: _____

Eden Park Neighbours' Assoc, Email: _____

PO Box 10-283

Dominion Rd

Donation enclosed: _____ Signed: _____

The Association records membership and member details. Under the 1993 Privacy Act it is necessary to inform you of this fact. The details you provide on this form may only be used by officers of the Association to enable them to conduct the business of the Association and may not be disclosed to outside bodies. You may request a copy of you information to check its accuracy at anytime.