

Eden Park Neighbours' Association

Newsletter

April 2008 Issue No. 26

www.epna.org.nz PO Box 10-283 Dominion Rd



A year later and still no final design or consent....

A year ago the Government announced the temporary seating option for the Rugby World Cup. In July 2007 Eden Park Neighbours' Association (EPNA) withdrew its Environment Court appeal, based on the temporary seating design as announced, and some changes to conditions, such as having an independent expert to assist those shaded by the new stands, and community input to the construction management plan.

Unfortunately since then, we've seen many redesign changes that increase the adverse impacts on residents—for example:

- The two tier South stand, has now become 3 tiers.
- The terraces were to be same or lower - they are now higher and on top of that a huge “noise barrier” is proposed above the new East stand.
- We've also seen the West stand transport hub removed
- A full stadium internal concourse removed
- Internal pedestrian plazas removed or reduced substantially
- Loss of open space/park space and car parks

The main goal for the Redevelopment Board (EPRB) now appears to be to provide for future developments and income streams. The image below, was one provided by EPRB to the media in February –



but was not included in their recent glossy newsletter to residents, or in any previous discussions with us.

It shows what they call “development parcels” on the North/West corner, where a large pedestrian plaza is consented, and a building area in the south car park. Also the houses they own in Cricket Ave are shown as a development parcel as well!

Two of their stated objectives are:

- To “Increase the opportunity for **multiple use** of the facilities by all recreational interests”
- To “Maximise the **commercial return**”.

This can leave no doubt that Eden Park will be a multi-purpose stadium with a significant increase in the number and type of events held there in order to make it financially viable.

- Does this mean a return to the saga of concerts again?

Process a sham...

Whilst we all want to see the RWC proceed smoothly, that does not mean that our rights under the Resource Management Act should be trampled on. The EPRB, have taken the approach of multiple consent variations to get to their final design. They tell the media their design was finalised in Dec 2007. But in our view they are manipulating the process, by putting in many separate changes to the consent. That way each change is looked at on its own, and has a greater chance of being processed by Council staff as non-notified, so that residents have no input or chance to look at and object to the proposed changes.

So far they have tried to split the South and East stands into 2 separate variation applications, and have indicated there would be further changes, to reduce open space, reduce on site car parking, and remove the coach parking. There are many impacts that will alter with the new designs and layouts, and especially seen alongside the increase in functions to 2000 people (up from current 1000), and removal of transport hub etc.

Shading.....

To date EPRB:

- Have not prepared an adequate shading mitigation plan.
- They have offered mitigation for only 5-10 years for a stand that will be there for 50+ years.
- With the East stand's huge noise barrier, they have not even correctly analysed the shading impact on properties – specifically in relation to lost summer backyard sun.

Anyone who will be impacted, or lives close to these areas, needs to very carefully consider the impacts. We will help co-ordinate people that may be affected, so they can work together.

Our Community

This is an area that has a real community feel. EPNA has been going for 11 years, and is grateful to the large number of members that have got involved over the years—from being on committees, delivering newsletters, making submissions, fundraising etc.

At the heart of our community is a belief that we can work together and support each other. While for example most of us are not directly shaded by the new stands, we support our neighbours who are. This is something that will impact long term on the whole community, not just those directly affected. We must make sure there is proper mitigation. This not only supports the people affected, but also sends a message that we are all keeping an eye on the impacts on the whole community, and that we as a community will get involved.

Where to now.....

We will be working to try and ensure:

- The various consent variations are processed fairly
- That we don't lose things that were previously "promised" such as proper pedestrian plazas, transport hubs etc.
- That we'll be calling on both EPRB and Council to ensure the finalised design does in fact deal thoroughly with the impacts on the local community.
- That we will also work to ensure that we get proper shading mitigation for those affected.

We hope these issues can be dealt with constructively, without the need to go through the legal process. However we still retain our rights under the Resource Management Act to ensure our community does not bear an unreasonable burden as a result of the redevelopment.

We'd urge you to keep an eye on the plans, and to register for email updates on the latest issues, and to get along to any public meetings.

Already a member or want to join?..

Please take a few minutes to send an email to update your details – especially email addresses, as a number have changed. And for people that have not officially joined EPNA, please take the time to email or post the coupon below.

Contacts

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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: _____

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