

# APPENDIX 1

**Table 1: Proposed changes to and cancellation of the conditions of the redevelopment consent**

Condition	Proposed change to condition	Comments / Explanation
<b>(2a) (Detailed Design plans)</b>	<p>Prior to the relevant application for building consent or works commencing in these areas (excluding earthworks or demolition works) in terms of the items listed in subsections (i) to (iv) below, the consent holder shall submit for the approval of the Council (Resource Consents Monitoring Leader) a final set of detailed design plans. These plans must clearly illustrate:</p> <p>(a) The design, materials and construction of all buildings;</p> <p>(b) The detailed design for all public areas, including the concourses and <del>open green space (including proposed cricket nets and nursery facilities);</del></p> <p>(c) The design and location of all landscaping and streetscape elements such as lamp posts, seats, waste disposal bins, bicycle stands, signs, banners, and paving materials;</p> <p>(d) The 'accessible route' through the development for disabled access.</p> <p>These plans must provide further detail regarding:</p> <p>(i) The key interface areas between the proposed stadium building and/or concourse with the ground surface;</p> <p>(ii) The architectural design solution to the interface between the new East stand, the new South stand and the existing North stand;</p> <p>(iii) The reflectivity of the exterior cladding material to be used;</p> <p><del>(iv) The proposed cricket nets (including 2 artificial wickets for use by members of the public) and nursery facilities area.</del></p> <p>These plans shall be implemented to the satisfaction of the Council (Resource Consents Monitoring Leader).</p>	<p>No longer possible as Auckland Cricket is not vacating the No. 2 ground and the level of use for practice, training and competition purposes, along with safety and security considerations mean that the ground is not practically available for public use..</p> <p>The term "green" space is replaced with "open" space, as there are many areas which are open, some of which are green and some of which are paved.</p>
<b>(3a) (Landscaping – "soft and hard")</b>	<p>The design of the landscape treatment of the site shall be in general accordance with the Eden Plan Redevelopment Landscape Planting and Surfaces Finishes Plan, drawing number SK-209 Rev C dated November 2008. A Detailed Landscape Plan,</p>	<p>Landscaping plans are changed because the land use layout at Eden Park changes and so the planting layout must also change. The landscape theme of the redevelopment consent is retained but with more retention of</p>

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	<p>implementation and maintenance programme for each stage of the redevelopment shall be prepared by a registered NZILA Landscape Architect and submitted for the approval of the Council (Resource Consents Monitoring Leader) prior to any work commencing on that particular stage.</p> <p>(i) In preparing the landscape plans, the following matters shall be taken into account:</p> <p>— Material specifications for paving, walls, handrails, bins, seats, lights, flagpoles, signage and other street furniture within the site and pathways outside the site.</p> <p>(ii) The landscape plans shall include details of the plant sizes (including semi-mature trees for replanting) at the time of planting and intended species, in consultation with the Council (Manager: Recreation and Community Services).</p> <p>(iii) The landscaping shall be implemented in accordance with the landscape plans within the first planting season following the completion of the construction works, and shall be maintained (at the consent holder's expense) indefinitely.</p> <p>The Detailed Landscape Plans shall be implemented to the satisfaction of the Council (Resource Consents Monitoring Leader) within 6 months of completion of works on the site.</p>	<p>existing established landscaping (note: changes to plan references not shown in 'track change').</p>
<b>(4) Tree Protection)</b>	<p>All trees to be retained as shown on the Eden Plan Redevelopment Landscape Planting and Surfaces Finishes Plan, drawing number SK-209 Rev C dated November 2008, and the Existing Vegetation Plan SK-210 and accompanying schedule, shall, during construction, be fenced to the drip lines with protective fencing to the satisfaction of Council (Resource Consents Monitoring Leader).</p>	<p>As above - landscaping plans are changed because the land use layout at Eden Park changes. A key component of this is more retention of existing established landscaping (note: changes to plan references not shown in 'track change' mode).</p>
<b>(5) Open Space)</b>	<p><del>An area of not less than 5,000m<sup>2</sup> shall be maintained as open space in the western part of the site as indicated on the plan Landscape: Concept, Planting Plan and Schedules by Jasmox/HOK labelled Eden Plan Redevelopment, drawing number AS37.102 dated 25 January 2007 referenced as LUC20060482801. This open space shall be kept generally available to the public when not in use by the sporting codes using Eden Park.</del></p>	<p>No longer possible as Auckland Cricket is not vacating the No. 2 ground and the level of use for practice, training and competition purposes, along with safety and security considerations mean that the ground is not practically available for public use..</p> <p>As an amenity improvement the existing solid fence along the Sandringham Road frontage will be removed and a visually permeable fence erected with extensive landscaping treatment of this frontage.</p> <p>Note: see comments above re No.2 field.</p>
<b>(8) (Transport Network)</b>	<p>The design and construction of all permanent internal roading, bus terminal, and new parking on the site</p>	<p>Auckland Cricket is now not vacating the No 2 ground so construction of a</p>

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	<p>shall be in general accordance with Eden Plan Redevelopment Plans SK-221 Rev A ASB Car Park Detail Section, SK-225 Rev A Bus Hub Plan, SK-226 Rev A Bus Hub Entry Plan and Elevation, all dated November 2008, and be constructed and marked to the standards required by the Auckland City Council Operative District Plan (Isthmus Section). The design and construction of the new vehicle accesses shall be in general accordance with <a href="#">the standards required by the Auckland City Council Operative District Plan (Isthmus Section) plans by Jasmx/HOK labelled Eden Plan Redevelopment, drawing numbers, both dated 2008 referenced as LUC20060482804</a>. Prior to construction, detailed engineering plans shall be submitted to and approved by the Council (Resource Consents Monitoring Leader) in consultation with the Manager Transport Assets and Operation. The onsite transport network shall be completed not later than 1 December 2010. <del>The consent holder shall make available land within the site as necessary to facilitate the coach lay by and the public footpath, without charge to the Council.</del></p>	<p>permanent bus terminal on part of the No.2 ground is no longer possible. For this reason, a permanent terminal will instead be constructed on the south west corner of the ground in an area which is currently used for car parking and coach parking.</p> <p>Similarly provision for coach parking in a lay-by to be constructed on Sandringham Road is not achievable as the required land from the Sandringham Road frontage is no longer available.</p> <p>Also, the land use layout and stadium design results in a reduction in carparking compared to the redevelopment consent.</p> <p>The site roading network is similar to the redevelopment consent, but is altered to reflect the changed land use layout and stadium design.</p>
<b>(9)(Pedestrian Access)</b>	<p>The design and construction of pedestrian access to the ground including access from the Sandringham Road pedestrian connection, the internal pedestrian concourses within the ground and the stadium building shall be in general accordance with Eden Plan Redevelopment Landscape Planting and Surfaces Finishes Plan, drawing number SK-209 Rev C dated November 2008, SK-207 Level 2 Site Plan, SK-208 Level 3 Site Plan, SK-226 Rev A Bus Hub Entry Plan and Elevation, all dated November 2008. The consent holder shall, if required, make suitable land on the site available for the Sandringham Road pedestrian connection without charge to the Council.</p>	<p>Within ground concourses to facilitate crowd movement within the Park are retained with some alteration to facilitate an altered land use layout and stadium design. An elevated concourse at the back of the West Stand is retained. The concourse at the back of the South Stand becomes an at-grade pedestrian area.</p>
<b>(10) (Reimers Avenue Vehicle Entrance)</b>	<p>The Reimers Avenue vehicle entrance shall <del>only be used only by cars and other light vehicles. on days when sporting or non-sporting events are being held at the site and attended by an expected crowd of 5000 or more patrons. The vehicle entrance shall be securely closed at all other times. The consent holder shall install appropriate signage to identify that there is no vehicular access to the ground from Reimers Avenue except during such larger scale events.</del></p>	<p>Revised proposal provides for this access point to be used on a day-to-day basis to access the southern car park as well as on event days. Located in the vicinity of Gate E which is already a major access and egress point. Reduced no. of carparks means less cars will use this entrance compared to existing situation.</p>
<b>(15) (Limit On Number Of Rugby Games In A Day)</b>	<p>No night-time rugby games or similar type sporting events requiring the use of lights shall be scheduled on the evening of any day when <del>a daytime an</del> <a href="#">afternoon sporting</a> event is taking place, provided that:</p> <p>i. minor non-professional games (not involving the</p>	<p>The purpose of this condition was to prevent large scale events taking place on the same day as night time games, to limit lengthy effects on the neighbourhood, and to ensure that proper traffic management can be achieved for the night time event. Small scale events do not cause significant</p>

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	<p>senior teams of provincial sides) in the nature of a curtain raiser may be played commencing no earlier than 5.30pm (Monday to Friday).</p> <p>ii. <a href="#">Sporting events where attendance is expected to be less than 500 patrons, and/or domestic cricket other than semi-final or final games and other than State Twenty/20 games, may take place during the day time provided that the event is scheduled to finish not less than 90 minutes prior to the scheduled commencement of the night time sporting event.</a></p> <p>This condition does not apply to RWC2011.</p>	<p>issues and so long as there is an adequate separation period between the finish of one event and the commencement of another, no cross over effects should occur. At the cross over of rugby and cricket seasons the use of Eden Park (usually on different grounds) can occur.</p>
<b>31 Lightspill during Demolition/ Construction</b>	<p>Change to provide for cricket game in 2011 (as well as two in the first quarter of 2012).</p>	<p>To ensure consistency between consent conditions.</p>
<b>(32) (Exterior Amenity Lighting)</b>	<p>Exterior amenity lighting <del>shall be provided by luminaries that emit no light above the horizontal plane</del> and shall comply with the Auckland City Pedestrian Lighting Guide September 2006 and the Auckland City Consolidated Bylaw 1998 Part 13.3 - Lighting.</p>	<p>This clause is unnecessary and impractical. It effectively precludes the use of in-ground lights as well preventing the common practise of 'up-lighting' trees undertaken for accenting and amenity purposes (incl. in many ACC parks and public spaces). Appropriate controls which should be applied are the Pedestrian Lighting Guide and the Consolidated Bylaw.</p>
<b>37 (Coach Parking)</b>	<p>Prior to the commencement of construction the consent holder shall provide <del>a facility adjacent to Eden Park for ten coach parks and</del> off street parking for up to 30 coaches for all events where more than 20,000 patrons are anticipated. The consent holder shall confirm the location of the facility and satisfy the Council (Resource Consents Monitoring Leader) that it holds adequate security over the off street parking if it is not located within the site. If the off street parking location is more than 1500 metres from the corner of Reimers Avenue and Sandringham Road the consent holder shall operate a shuttle bus operation to the coach parking location. For events attracting more than 40 coaches the consent holder shall make arrangements for such additional coaches to the satisfaction of the Council (Resource Consents Monitoring Leader) in consultation with the Council Manager, Transport and Operations.</p>	<p>A limited amount of coach parking was to be provided in a layby on Sandringham Road, using land from the Number 2 ground for footpath purposes. As the Auckland Cricket is no longer vacating the No 2 ground there is insufficient room to accommodate the coach parking layby.</p>
<b>(40) (Event Terminal Bus</b>	<p>The consent holder shall operate an event terminal bus station located <a href="#">in the south west corner of the</a></p>	<p>The construction of a permanent bus terminal on part of the No.2 ground is no longer</p>

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Station)	<a href="#">site adjacent to the West Stand</a> in accordance with the TTMP.	possible. A permanent terminal will instead be constructed on the south west corner of the ground.				
44a Travel Plan	The consent holder shall prepare <a href="#">one or more a</a> Travel Plans to the approval of the Council (Resource Consents Monitoring Leader) to seek to minimise the volumes of cars attracted to the site on a daily basis, and to seek to modify the travel behaviour of its staff on days of major events and by patrons of lounge areas, function facilities and any other non sporting functions at Eden Park. The consent holder shall take all reasonable and practicable steps to communicate with and to educate staff to encourage the reduction of the number of private vehicles attracted to the site on a daily basis.					
44b Parking and Travel Plan for Functions	The consent holder shall prepare for the approval of the Council (Resource Consent Monitoring Leader) a Parking Management <a href="#">and Travel</a> Plan for non-sporting functions at Eden Park so as to <a href="#">promote the use of non-private car access to functions at Eden Park and</a> minimise parking on surrounding residential streets. This plan may form part of the travel plans required by condition 44(a). The consent holder shall take all practical steps to communicate with and educate patrons to encourage the reduction of the volumes of private vehicles attracted to the site on a daily basis.	This application includes a reduction in carparking at Eden Park. There is adequate carparking for normal day to day operation of Eden Park on site, but for larger functions (1000 or more) proactive travel planning and parking management on site will be required to minimise carparking on the surrounding residential streets.				
(48a) (Noise Levels RWC2011)	<p>For the RWC games including up to two 'bedding in' games, noise levels from any activity within Eden Park, except crowd noise during sporting events shall not exceed the following limits:</p> <table border="1" data-bbox="435 1272 865 1570"> <tbody> <tr> <td data-bbox="435 1272 581 1476">9.00am to 11.15pm:</td> <td data-bbox="581 1272 865 1476"> <a href="#">55-70</a> dBAL10 14.5 hour average  <a href="#">60-75</a> dBA L10 individual 10 minute sample            85dBALmax         </td> </tr> <tr> <td data-bbox="435 1476 581 1570">At all other times</td> <td data-bbox="581 1476 865 1570">40dBA L 10 75dBA Lmax</td> </tr> </tbody> </table>	9.00am to 11.15pm:	<a href="#">55-70</a> dBAL10 14.5 hour average <a href="#">60-75</a> dBA L10 individual 10 minute sample 85dBALmax	At all other times	40dBA L 10 75dBA Lmax	Required due to the height of the RWC2011 temporary seating structures.
9.00am to 11.15pm:	<a href="#">55-70</a> dBAL10 14.5 hour average <a href="#">60-75</a> dBA L10 individual 10 minute sample 85dBALmax					
At all other times	40dBA L 10 75dBA Lmax					
<a href="#">(Noise Levels outside of RWC2011 prior to construction of acoustic barrier)</a>	<p>In the period October 2010 to March 2012 but excluding the games referred to above, noise levels from any activity within Eden Park, except crowd noise during sporting events shall not exceed the following limits:</p> <table border="1" data-bbox="435 1749 865 1904"> <tbody> <tr> <td data-bbox="435 1749 581 1833">9.00am to 11.15pm:</td> <td data-bbox="581 1749 865 1904"> <a href="#">55-65</a> dBAL10 14.5 hour average  <a href="#">60-70</a> dBA L10 individual 10 minute sample         </td> </tr> </tbody> </table>	9.00am to 11.15pm:	<a href="#">55-65</a> dBAL10 14.5 hour average <a href="#">60-70</a> dBA L10 individual 10 minute sample	There is a period from the commissioning of the new South Stand until the dismantling of the temporary seating in both the eastern and western ends of the ground, and prior to the erection of the eastern acoustic barrier, when noise levels cannot reasonably be met from the in-ground sound system.		
9.00am to 11.15pm:	<a href="#">55-65</a> dBAL10 14.5 hour average <a href="#">60-70</a> dBA L10 individual 10 minute sample					

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		85dBALmax	
	At all other times	40dBA L 10 75dBA Lmax	
<b>(56) (Heritage Management Plan)</b>	<p>The consent holder shall submit a Heritage Management Plan to the satisfaction of the Council (Resource Consents Monitoring Leader) which sets out:</p> <p>(i) List of items to be retained.</p> <p>(ii) The steps to be taken to ensure the protection and preservation of the heritage items to be retained;</p> <p>(iii) The steps to be taken to ensure the <del>relocation-protection</del> and preservation of the Cricket Grandstand on the present Number 2 ground <del>to an appropriate setting</del> recognising the building's cricketering heritage <del>as far as possible</del>;</p> <p>(iv) The steps to be taken to facilitate the relocation of Edwardian houses on the Walters Road Sandringham Road corner where possible within the locality <del>where these houses are required to be removed</del>. This plan shall be provided to the Council (Resource Consents Monitoring Leader) prior to any demolition, removal or construction work commencing.</p>		<p>A number of buildings that were proposed to be removed or demolished now remain including the cricket grandstand, cricket practice nets, the building housing the Cricket Training Facility and offices and a number of the old villas near the corner of Sandringham and Walters Roads.</p>
<b>(77) (Functions For up to 2000 People)</b>	<p>The use of Eden Park function facilities for conferences, meetings and receptions for up to 2000 people at any one time (not associated with the dominant use of Eden Park) is subject to the following conditions:</p> <p>(i) The consent holder shall maintain a register of booked facilities and anticipated numbers that can be monitored by the Council Resource Consents Monitoring Leader at any time;</p> <p>(ii) No function pursuant to this consent may be held at the same time as a sporting event when more than 10,000 patrons are anticipated to attend;</p> <p>(iii) A Parking Management Plan shall be prepared and implemented in accordance with condition (44b.)</p> <p><del>(iv) No parking for a function of more than 1,000 people shall be held until the consent holder has provided details of where an additional 75 carparks (previously proposed to be provided under the previous East Stand design to make up the stadium total of 630 carparks) will be located within the stadium site. The provision of this parking shall be to the satisfaction of Council (Resource Consents Monitoring Leader).</del></p>		<p>Reduction in parking on site. Parking requirements for functions addressed through conditions 44a and b requiring Travel and Parking Management Plans.</p>

**Table 2: Proposed conditions of consent for RWC temporary seating structures**

Condition	Proposed conditions of consent
<p><b>1 (temporary RWC buildings and structures)</b></p>	<p>The temporary seating structures and buildings required for the Rugby World Cup 2011 shall be constructed in general accordance with Eden Park Redevelopment Plans: SK-229 Rugby World Cup Site Plan Level 5 Rev A, SK-214 Rev C RWC Elevation North &amp; South, SK-215 Rev C RWC Elevation East &amp; West, SK-216 Rev B Section East &amp; West, SK-228 Rev 8 Site Plan Ground Level, all dated November 2008.</p> <p>These plans shall be implemented to the satisfaction of the Council (Resource Consents Monitoring Leader).</p>
<p><b>2. (detailed design plans)</b></p>	<p>Prior to the relevant application for building consent or works commencing in these areas (excluding earthworks or demolition works), the consent holder shall submit for the approval of the Council (Resource Consents Monitoring Leader) a final set of detailed design plans. These plans must clearly illustrate the design, materials and construction of all buildings.</p> <p>These plans shall be implemented to the satisfaction of the Council (Resource Consents Monitoring Leader).</p>
<p><b>3 (duration and construction of temporary RWC buildings and structures)</b></p>	<p>The temporary seating structures and buildings required for the Rugby World Cup 2011 shall be in place for a maximum duration of 8 months only. This includes:</p> <ul style="list-style-type: none"> <li>i. The construction period (approximately 2 months);</li> <li>ii. The duration of the RWC2011 event (approximately 1 month plus a 'bedding in period' prior to the event commencing); and</li> <li>iii. The removal period which shall be completed within 2 months of the final game of the Rugby World Cup 2011.</li> </ul> <p>To reduce the effects of the RWC temporary seating structures, the upper tiers of the temporary structure over the East Stand (i.e. the tiers which project above the maximum height of the legacy consented East Stand and acoustic barrier) shall be installed towards the end of the construction period and removed immediately at the end of the RWC tournament. A detailed construction sequence shall be provided to the Council (Resource Consents Monitoring Leader) and implemented to the satisfaction of Council (Resource Consents Monitoring Leader).</p>
<p><b>4 (RWC2011 'bedding in' games)</b></p>	<p>Up to 2 games to test or 'bed in' the temporary seating structures prior to the RWC2011 event are provided for subject to all of the RWC2011 operational conditions set out in LUC20060482801</p> <p>These games must be included in the 11 additional night-time rugby sporting events for the Rugby World Cup tournament in 2011 (requiring the use of lights) already consented to under Condition 13(d) of LUC20060482801 and are <u>not</u> additional to these games.</p>