

Response ID ANON-URZ4-5F15-P

Submitted to Fast-track approval applications
Submitted on 2024-05-03 11:05:01

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
The Eden Park Trust

2 Contact person

Contact person name:
Mark Vinall

3 What is your job title

Job title:
Director/Planner

4 What is your contact email address?

Email:

s 9(2)(a)

5 What is your phone number?

Phone number:

s 9(2)(a)

6 What is your postal address?

Postal address:

PO Box 91562,
Victoria Street,
Auckland 1142

7 Is your address for service different from your postal address?

No

Organisation:
Tattico Limited

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Eden Park is located at 42 Reimers Ave, Kingsland, Auckland and contains a large well establish stadium. Since the 1900's Eden Park has hosted major rugby and cricket matches and has evolved from a major rugby and cricket ground to a multi-purpose stadium capable of hosting a range of entertainment, community and cultural events. It comprises almost all of the land bounded by Reimers Avenue to the south, Cricket Avenue to the east,

Walters Road to the north and Sandringham Road to the west.
The boundaries of the site are illustrated in Figure 1 in the Attachment.

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Do you have a current copy of the relevant Record(s) of Title?

Yes

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Who are the registered legal land owner(s)?

Please write your answer here:

The Eden Park Trust (EPT). The EPT also owns the residential properties located at 60 and 62 Sandringham Road and Units 1, 3 and 5/64 Sandringham Road.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Eden Park is owned by The Eden Park Trust (EPT), a charitable trust under the Eden Park Trust Act 1955 (as amended). The objectives of the Trust set out in the Eden Park Trust Act 1955 are:

- a) To promote, operate and develop Eden Park as a high-quality multipurpose stadium for the use and benefit of rugby and cricket (including under the organisations of ARU and ACA respectively pursuant to their rights under this deed) as well as other sporting codes and other recreational, musical, and cultural events for the benefit of the public of the Region; and
- b) To administer Eden Park and the Trust Assets on a prudent commercial basis so that Eden Park is a successful financially autonomous community asset.

The EPT has authority to undertake the works outline in this application.

Section 2: Project details

What is the project name?

Please write your answer here:
Eden Park 2.1.

What is the project summary?

Please write your answer here:

Existing infrastructure is re-used and re-purposed to deliver a world-class hybrid, multi-purpose 50,000+ capacity stadium with a retractable roof to enable the delivery of a greater number and range of events and content, increasing the utilisation and optimisation of the facility.

What are the project details?

Please write your answer here:

Eden Park 2.1 ensures that Auckland and Aotearoa continue to attract world-class sports, concerts, and events to generate economic, social, and cultural benefits that are significant to our city and country's GDP, tourism visitation, our people's well-being, and our national and global reputation.

Eden Park as New Zealand's national stadium has a world-class reputation for even delivery on and off the field. Centrally located and connected to key (and improving) transport hubs and local businesses, Eden Park is a community asset for Tāmaki Makaurau and a strategic asset for Aotearoa New Zealand. Its land and buildings represent a significant national, regional and local investment.

Adapting and reusing the existing facility will avoid a large portion of the financial and environmental cost and risk of a new build and is a fiscally responsible approach to ongoing asset management. Installing the retractable roof and altering the North and West Stands, using existing foundations, primary structure and the majority of seating ensures resources are spent on value-added components, delivering much more for much less.

Eden Park 2.1 includes the following components:

- Adapting and repurposing the North and West Stands to provide for multi-mode requirements.
- Flexibility to host multiple sports events from rugby, league, cricket and football all played under perfect conditions.
- A 20,000-seat rectangular playing field.

- An increase from 25 to 45 events per year, including 12 concerts.
- Incorporating Te Ao Māori principles, the retractable roof will deliver all-weather confidence and open up additional event opportunities.
- New function and entertainment facilities, including conference facilities and food and beverage outlets.
- A new 105 room boutique hotel sleeving the North Stand and facing Walters Road, providing unique accommodation with rooms overlooking the field of play.
- Potential student accommodation providing 150 beds in conjunction with the University of Auckland.
- A pedestrian bridge bringing travelling fans from the Kingsland Station right to the doorstep.

Core to Eden Park 2.1 is the installation of our retractable roof. The support from the community and industry has demonstrated a clear need for a retractable roof. Feedback from hirers that the addition of a roof, combined with the crowd capacity, would enable them to bring content to Eden Park that is currently bypassing Aotearoa.

The planning and design process for this roof started five years ago and is now well-progressed, with a completed roof possible within the next three to five years. This critical enhancement to Eden Park will deliver numerous benefits to fans, hirers, promoters, and local and global broadcasters as it guarantees events can proceed in all weather conditions. It also supports the growth of ancillary revenues such as conferences and community events.

The roof design will represent mana whenua values through a proposed co-design process with Ngāti Whātua Ōrākei, to ensure there is a genuine and authentic cultural narrative. The retractable roof has been designed so that construction can take place with minimal disruption to the hosting of any events. The roof will optimise our multi-focus events as follows:

a) Cricket covered: 40,000+ proposed capacity:

The stadium can be confirmed to host cricket under cover, becoming the second cricket stadium in the world with a retractable roof.

b) Rugby covered: 50,000+ proposed capacity:

While rugby can be played in all weather conditions, a covered venue will deliver an enhanced game day experience for fans, and better conditions for players.

c) Concerts covered: 50,000+ proposed capacity:

A covered Eden Park will deliver a world-class venue. Providing better visitor experience, and certainty to global acts.

d) Multi-function covered: 60,000+ proposed:

Utilising the covered space opens up a range of other events that can be hosted on the turf such as large community gatherings, consumer shows and exhibitions, industry and trade events and corporate conferences and functions.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Eden Park 2.1 will be delivered progressively while the stadium remains fully operational and in parallel to the continued provision of economic benefits to Auckland and New Zealand.

- Stage 1: West Stand Adaptive Reuse
- Stage 2: North Stand Strip Out
- Stage 3: North Stand Adaptive Reuse Build
- Stage 4: Retractable Roof.

Completion is forecast 2028 in time for the T20 Cricket World Cup 2028 and Lions Tour 2029.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Approval for the project is sought under the Resource Management Act 1991.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Auckland Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

The EPT is currently preparing resource consent applications for the following activities/works:

- To increase the number of concerts permitted to be held from 6 to 12 concert performances in a calendar year.
- To undertake modifications to the West Stand to provide retractable seating to optimise the use of the Number 1 field for multiple events.

The EPT acknowledges and understands that Schedule 4 clause 31(3) of the Bill details that a person who has lodged an application for a resource consent under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Bill for the same, or substantially the same, activity.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

No other approvals are required.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

The redevelopment of Eden Park will be delivered in stages within a compressed timeframe with construction anticipated to be completed in 2028, in time for the T20 Cricket World Cup.

As the redevelopment plans continue to progress, considerable efforts are already underway to finalise the business case and develop the technical, delivery, and operational elements. This planning phase is fundamental to obtaining the necessary approvals, consents, and confirmations. This process also involves finalising the financial model and funding strategy.

Over the next 12 to 15 months funding milestones will be further defined and incorporated into financing agreements, but are expected to require satisfaction of certain conditions precedent for funding and progressive funding milestones, including:

- Execution of relevant contractual arrangements, including a development agreement and a design and construction subcontract
- Required planning approvals and necessary consents;
- Confirmation of required funding guarantees, third-party capital contributions or similar;
- Progressive construction delivery and completion milestones;
- Execution of associated commercial development arrangements; and
- Achievement of specific operational milestones that support the viability of the financing solution.

Eden Park operates a fully functioning stadium and owns the land and surrounding precinct, making Eden Park 2.1 a positive, low-risk opportunity to enhance an existing stadium that will meet the future needs of Auckland and New Zealand.

The Eden Park Trust's ownership of the stadium land and the surrounding precinct underpins the achievability of Eden Park 2.1 as it eliminates the need to undertake extensive and prolonged negotiations with a complex matrix of stakeholders to secure the use of Council land or other assets.

The following high-level timing and key milestones are anticipated (with Planning taking 18 months and construction 42 months):

- Design, commercials, funding, consents - 18 months
- West stand adaptive re-use - 12 months
- North stand strip-out - 12 months
- North stand adaptive reuse - 30 months
- Retractable roof - 24 months

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Persons likely to be affected by the proposal includes:

- Auckland Council.
- Eden Park Residents Association Inc.
- Eden Park Neighbours Association
- Local Business Associations.
- Local residents and businesses.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

For over 120 years, Eden Park has been an integral part of its surrounding communities, namely Kingsland, Sandringham, and Mt Eden. A positive relationship exists between Eden Park, its 1,500+ residents, local schools, and adjacent retail/commercial areas like New North Road, Dominion Road, and Morningside. In particular, the business communities experience significant benefits from increased activity on game days, during concerts, and other various events.

Maintaining positive and enduring relationships with the local community and business stakeholders resulted in 96% community support for concerts held at Eden Park. The stadium also fosters numerous other stakeholder connections, engaging in regular communication with entities such as the Community Liaison Group (CLG), Albert Eden Local Board, local business associations, and individual residents. The Community Liaison Group serves as a vital conduit for communication between the stadium, its neighbours, Auckland Council, Auckland Transport, emergency services and local businesses.

Auckland Council/CCO's:

Eden Park has a close working relationship with the Auckland Council in the operation of the stadium and hosting local, regional, national and international events and is in regular contact with many group across the Council and CCO organisations, including Auckland Transport and Tataki Auckland Unlimited.

Ngāti Whātua Ōrākei:

Following engagement Eden Park has signed a kōtuitanga with Ngāti Whātua Ōrākei, formalising the cooperation between the stadium and local iwi and recognising the unique importance of our relationship and partnership across Tāmaki Makaurau and Aotearoa.

Eden Park Residents Association Inc:

The EPRA has provided its support to reuse and repurposing of the stadium and view the proposals as significantly enhancing the competitiveness, quality and convenience of the venue, enhancing its longevity.

The Fringe District (Kingsland Business Association Inc):

The Fringe District has provided its support to the reuse and repurposing of the stadium and the cultural, environmental, and financial benefits this brings.

Dominion Road Business Association:

The Dominion Road Business Association has provided its support to the reuse and repurposing of the stadium with Eden Park as a key part of the business community given its proximity to Dominion Road and the close working relationship with the park for more than a decade.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

No processes under the Public Works Act have occurred or are required in relation to the site.

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

No treaty settlements apply to the geographic location of the project.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

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Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The anticipated and known adverse effects of the project on the environment are summarised below (noting that these are based on the known effects of existing activity and preliminary investigative work and a full assessment of effects has not yet been prepared for the project).

Amenity and Event Effects:

The EPT has developed and implemented comprehensive management processes and procedures for small and large scale events held at Eden Park. Event management systems and procedures have been well tested and are continuously refined to improve the outcomes for both patrons and neighbours. They have been refined based on large international events including the Rugby and Cricket World Cups and concerts. The systems are comprehensive in terms of addressing the effects of Eden Park's operations on surrounding properties and are integrated in terms of coordinating the many stakeholders involved in events held at the Park. The plan has been developed to manage the following external effects resulting from the operation of Eden Park for concerts:

- Crowd management and behaviour;
- Alcohol management;
- Litter;
- Traffic management;
- Lighting;
- Sound;
- Pre and post event operations.

The Operating Management Plan comprises the following four integrated components:

- Event management plan;
- Traffic management plan (addressed in section 7.4 of this report);
- Pre and post event management plan;
- Community consultation and communication management plan.

The consultation and communications plan, which operates for events held at Eden Park, is implemented for all events, relative to their capacity, to ensure that residents, stakeholders and the general public are aware of upcoming events and measures put in place to manage the event. This enables people to pre-plan for event day knowing what measures will be adopted for a specific event.

Overall, the effects of event activity on surrounding residential amenity are able to be adequately avoided, remedied or mitigated through the implementation of the adaptive management plans contained in Eden Park's Operations Management Plan.

Noise effects:

Additional night-time events are generally able to comply with the noise standards in Eden Park Precinct in Auckland Council's Unitary Plan. Concert activities at Eden Park require noise levels in excess of the current permitted noise standards, which have been developed based on rugby and cricket matches. In order to provide for concert events at the stadium an external noise level of 75db LAeq is proposed at the nearest residential zoned property.

The Auckland Council's Unitary Plan adopts a 'multi-stage' approach to the setting of noise limits for the other major recreation facilities in Auckland. This 'multi-stage' approach sets higher noise limits for infrequent events and lower noise limits as the frequency of events increases.

The noise rules for Eden Park are unique in amongst the other major recreation facilities in Auckland in that there is no relaxation of the noise limits for short duration infrequent events as there are for the other stadia.

Noise effects associated with the operation of Eden Park, including pack-in and pack-out of events can either comply with the noise limits or be managed through consent conditions to mitigate the effects on nearby residential properties.

A full assessment of noise effects will form part of the application process.

Transport effects:

Eden Park currently operates under Traffic Management Plans depending on crowd size and as approved by Auckland Transport.

The purpose of the TMP's is to mitigate the effects of traffic while minimising the impact traffic management has on the residential amenity by including traffic management measures relative to the crowd size. The TMP's were originally developed for the 2011 Rugby World Cup and have continued to evolve on the basis of constant improvement processes. Each plan has been developed with the combined input of traffic management specialists, Auckland Transport, Police and Eden Park. Any proposed changes to the TMP undergo consultation and are ratified by Auckland Transport.

Social effects:

The potential social effects of repurposing the stadium and expanding the number and range of activities relate to the impact of these changes on the established and accepted effects on lifestyle, culture, community, health and amenity of major events held at Eden Park.

A Social Impact Assessment would support an application for the Eden Park 2.1 project, assessing the social impact on the local and regional

communities.

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Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The National Policy Statement on Urban Development 2020 (NPS-UD) is relevant to the project. The NPS-UD provides direction to decision-makers on planning for urban environments. The NPS-UD sets out objectives and policies that apply when making planning decisions that affect an urban environment.

Eden Park contributes to a well-functioning urban environment, providing important social infrastructure accessible by walking, cycling and public transport. Eden Park 2.1 envisions a world class transport oriented, mixed use, entertainment precinct that builds on the existing amenity, momentum and investment already underway.

By 2026, the City Rail Link (CRL), a multi-billion-dollar project and New Zealand's largest transport infrastructure project, will be operational. This project will connect Eden Park to the city centre in 9 minutes and the waterfront in 12 minutes. The CRL is expected to increase Auckland's rail network capacity by 350%, particularly benefiting Kingsland Station as the most significant non-CRL station on the network. The CRL's design allows for future expansion from 6-car to 9-car trains, ensuring long-term transport infrastructure certainty. The ease and accessibility of the CRL is expected to enhance event mode capacity by at least an additional 50%. The development of improved transport connections, including the City Rail Link (CRL) will encourage fans to use sustainable modes of transport, while enhancing accessibility for fans travelling to, and from, Eden Park from across the region.

Eden Park has continually demonstrated it is a multi-purpose stadium and Eden Park 2.1 seeks to embrace this versatility and build on its history by adapting and enhancing the stadium. Adapting and enhancing the stadium will ensure that Auckland and New Zealand can continue to secure events that attract global attention, promote tourism, generate significant economic benefits, and provide opportunities for cultural exchange.

Eden Park's central location and proximity to key transport hubs including airports, train stations and major bus routes makes it ideally connected for events. A stadium that is well-served by existing mass transport services is optimal. This can significantly reduce the environmental impact of moving fans to and from events. Eden Park 2.1 looks to continually build on this, delivering better user experiences and connectivity into the stadium including a pedestrian bridge bringing travelling fans from Kingsland station to the stadium.

Directly adjacent one of Auckland's most popular neighbourhoods - Kingsland, the Eden Park Precinct is already accessible to a mainstreet of bars, restaurants and entertainment venues. Eden Park 2.1 will enhance the connection to the town centre. The precinct is also directly accessible from several other significant growth areas which have been identified by and being actively invested in by Auckland Council. This includes Morningside, Dominion Village, New North Rd Growth Corridor and Maungawhau Precinct. Regeneration projects are planned for each of these areas and the first of the high density mixed use developments are starting to be delivered. This continues to highlight the viability of Eden Park's location as an already attractive precinct to invest in. Through the development of the area Eden Park 2.1 and precinct will complement and contribute to a broader growth strategy, including entertainment and activation. This aims to provide future amenity to local residents and community and supporting future business investment and confidence in the area.

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Traditionally, resource consents for the major redevelopment of the stadium's facilities (the new South and East Stands constructed for the 2011 Rugby World Cup) and the expansion of activities and events (night-time events and concerts) have been processed on a publicly notified basis. Standard notified resource consents in Auckland are taking 9 -12 months. Any appeal to the Environment Court would add a further 12 -15 months to the timeframe for a fully contested hearing. While RMA timeframes can vary, two years is the realistic, expected difference in the timeframes between the standard resource consent and fast track approvals process.

The ability to progress the necessary consents to deliver Eden Park 2.1 in a truncated process will significantly reduce costs and time (both in preparing applications and processing costs and time). Given that the project is anticipated to be delivered in stages, this potential consenting time and cost saving over the project lifetime is significant to Eden Park.

While a significant amount of consultation has occurred to date, undertaking stakeholder engagement in an all-inclusive way through the Fast Track Approvals process is deemed an efficient process for a project such as this. Stakeholders will have certainty as to process and the outcomes being sought, recognising multiple approvals may be required to give effect to the proposal. This is a much more efficient approach than breaking down engagement

into smaller parts, which would take considerably more time, and not provide certainty for those involved.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Listing this project in the fast-track legislation will help to achieve the legislation's purpose to facilitate development with regionally and nationally significant benefits. This project can be delivered within a relatively 5-year timeframe due to the significant work that has already been undertaken and the fact that the applicant is resourced and ready to begin. There are no features of this project that would adversely impact the efficient operation of the fast-track process.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

The Auckland Plan 2050 is produced by the Auckland Council under the requirements of sections 79 and 80 of the Local Government (Auckland Council) Act 2009. It is a 'spatial plan' that provides a 30-year strategy for the development of Auckland and its communities that integrates social, economic, environmental and cultural objectives. The Auckland Plan contains six outcomes, a Development Strategy detailing how Auckland will grow and change over the next 30 years, 20 Directions to achieve the Outcomes and 37 Focus areas. The six outcomes include:

- Belonging and Participation
- Maori Identity and Wellbeing
- Homes and Places
- Transport and Access
- Environment and Cultural Heritage
- Opportunity and Prosperity.

One of the values which informs the Auckland Plan 2050 is Auaha – creativity, innovation and recognises “the value of arts, culture, sport and recreation to quality of life” and that “Creativity, culture and the arts make Auckland a vibrant and dynamic city”.

Under the Outcome for Opportunity and Prosperity, Focus Area 7 includes the recognition of the values of arts, culture, sports and recreation to the quality of life, including going to events. The Plan identifies that many Aucklanders already enjoy a lifestyle where they engage in a wide range of activities that contribute to their quality of life. It identifies that the ability to take part in sport and recreation, and arts and cultural activities is particularly important as it supports wellbeing.

The Plan also identifies the importance of providing opportunities for all Aucklanders to access, participate in and experience arts and that creativity, culture and arts makes Auckland a vibrant and dynamic city. The aspiration of the Plan is for the provision of a range of arts, culture and heritage experiences that all Aucklanders can enjoy.

The Project is supportive of the Auckland Plan vision and outcomes for arts, culture and a vibrant city. The ability to host a wider range of content will further enable people in the region and country to enjoy events in stadium facilities and infrastructure required to successfully hold these types of events. The Project broadens the range of content possible through adaptive reuse and repurposing of the stadium in a location accessible by public transport, close to food and hospitality areas and the city centre.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will deliver regionally significant infrastructure. Eden Park is New Zealand's premiere stadium. Around 600,000 people visit Eden Park every year (this increased to a million in 2023 with the FIFA Women's World Cup). The delivery of a diverse and consistent calendar of concerts, sports matches, cultural festivals, community events and functions will continue in parallel to the advancement of Eden Park 2.1, including the ability to host notable events such as the 2028 International T20 World Cup and the Lions Tour in 2029.

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

As detailed in the National Policy Statement response above, the project will contribute to a well-functioning urban environment, providing important social infrastructure accessible by walking, cycling and public transport. Eden Park 2.1 envisions a transport oriented, mixed use, entertainment precinct that builds on the existing amenity and infrastructure investment already underway.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The repurposing and reuse of the stadium to deliver a more diverse range and greater number of global and local acts will drive visitation and economic benefit. Making Eden Park available as a concert venue provides performers and concert goers with the same level of experience that sporting events receive and achieve greater utilisation of the venue.

High-profile live concerts attract visitors from outside of Auckland, boosting tourism and benefiting hotels, restaurants and other local businesses. They create job opportunities and provide much needed entertainment and escapism for fans. Additional concert nights will deliver additional economic benefit to the region.

In April 2021, 50,000 Six60 fans, attended Eden Park's inaugural concert. The success of this event was quickly followed by other international artists including Ed Sheeran, Guns N'Roses, Billy Joel, Ed Sheeran and P!nk who have entertained sell-out crowds at Eden Park. Upcoming concerts include globally renowned artists Coldplay. The economics involved in delivering concerts are significant, including the cost of travelling to New Zealand. Essential to attracting these large-scale events is providing promoters with assurance that enough tickets will be sold to cover the costs, which either requires multi-night bookings (promoters require at least 2 if not 3 nights) or stage sharing between artists, as we achieved with Billy Joel and Guns n' Roses. Anecdotal feedback has been that New Zealand has missed out on many large-scale concerts. Additional concert nights and the planned retractable roof will provide an added level of certainty to promoters and concert goers that the concert will go ahead irrespective of the weather. The refurbished North Stand, which forms part of Eden Park 2.1 vision, will provide additional seating to expand the capacity of the venue, and therefore increased ticket sales.

The Billy Joel concert added 14,760 visitor nights and \$1.37M to GDP. Ed Sheeran's two concerts in 2023 added 62,200 visitor nights to Auckland economy. Six60 Concerts in 2021 and 2022 added 25,605 visitor nights and an additional \$5.03M to GDP.

The hosting of the FIFA Women's World Cup in 2023 delivered significant social and economic benefits to the region. More than 350,000 people attend matches, including over 63,000 international visitors, with 18.1% of Eden Park ticket sales were to international visitors and 81.9% of Eden Park ticket sales were to people living in Aotearoa.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Eden Park is a fully operational, financially sustainable stadium, with the ability to upgrade the primary structure through adaptive reuse vs rebuild. Eden Park 2.1 is a significantly lower carbon, environmentally sustainable approach to delivering a main stadium in a global climate emergency, provides a world-class game experience with:

- Less construction
- Less environmental impact
- Less risk
- Less disruption and impact on local community
- More resilience
- Less cost.

Recognising that everyone has a role to play in achieving Aotearoa New Zealand's Net Zero Carbon goal by 2050, Eden Park 2.1 prioritises the principles of sustainability and carbon minimisation through the adaption and reuse of existing structures and infrastructure.

Building less is recognised as being the most effective strategy for reducing embodied carbon. Stadiums and their infrastructure require massive volumes of carbon intensive materials to build, especially concrete, steel and aluminum. Sporting and entertainment organisations, including the Olympics, FIFA and World Rugby also require reduced operational carbon emissions from the large-scale events that these stadiums house.

All of these impact Auckland Council and Aotearoa New Zealand's broader commitments to reduce greenhouse gas emissions by 50 per cent by 2030 and achieve net zero emissions by 2050.

Using published benchmarks from the IOC, FIFA, World Rugby and others, Eden Park 2.1 could save over 71% of new build and demolition greenhouse gas emissions (approx. 214,625 T CO₂e of 300,000 T CO₂e). This equates to removing over 79,000 cars from our roads for a year. While the actual numbers would vary, this gives an order of magnitude understanding of the potential environmental benefits of adaptive reuse. The carbon impact of Eden Park 2.1 is approximately 75% lower than an equivalent new build.

Transport is another major contributor to carbon emissions, and this is naturally reduced by Eden Park's central location and connection to key transport hubs including pedestrian, road and rail networks (incl CRL), and walkable neighbourhoods with mixed housing, shops and local businesses.

Adapting and reusing existing Eden Park infrastructure also reduces land consumption and supports the principles of a sustainable city that is compact, walkable, integrated and mixed use.

Carbon intensive products are often more expensive because carbon represents the amount of physical and human resources that go into a product. Reducing carbon also often reduces volume, which reduces amount of waste.

The adaptive reuse approach for Eden Park 2.1 makes use of the existing stadium instead of demolishing it. Installing the retractable roof and altering the North and West Stands, using existing foundations, primary structure and most of the seating ensures resources are spent on value-added components, delivering much more for much less.

This results in an improved outcome in the context of a changing climate.

The stadium is also committed to continuing its current endeavours while exploring adaptive reuse in the future through Eden Park 2.1. Last year saw the introduction of Eden Park's Sustainability Action Plan. Created in collaboration with Harvard student Nicole Wargo, the plan focuses on economic development, environmental resilience and social wellbeing. It aspires to offer guidance on balanced and responsible sustainable operational practices, taking into consideration all areas of the stadium's operations. In line with this approach, the Plan centres around Eden Park's existing mantra of taking care of our people, our place, and our community. Eden Park's Sustainability Action Plan (SAP) will help the stadium continue to build on its established efforts and provide focus as we work towards sustainable venue leadership across the globe.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The large rainfall events in January and February 2023 highlighted the importance of the groundwater abstraction scheme that was installed at Eden Park for the 2011 Rugby World Cup that intentionally draws down groundwater levels to enable surface water to infiltrate into the aquifer enabling detection capability.

The flooding that was observed during these events came from the upstream aquifers and resulted in Eden Park acting as a detention basin, storing water until the downstream aquifer and stormwater system had the capacity to drain the water away. The installation of detention basins is a common flood mitigation measure employed locally and globally.

Eden Park has entered into an agreement with Auckland Council to activate the groundwater abstraction scheme to enable surface water to drain into the aquifer in large rainfall events.

Will the project address significant environmental issues?

No

Please explain your answer here:

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The project is consistent with the Auckland Plan (refer to the response above) and the objectives and policies of the Auckland Regional Policy Statement, Major Recreation Facility zone and Eden Park Precinct in the Auckland Unitary Plan.

The Regional Policy Statement recognises the role and importance of recreation and social facilities to meet the needs of Auckland's growing population. The provision and ability of facilities to expand and adapt over time is required as increasing numbers of people rely on them to meet the needs of and enhance their social, economic and cultural well-being. The provision, use and development of recreation and social facilities is particularly important to service the different demographic needs of Auckland's growing and culturally diverse population.

Eden Park is the largest stadium in Auckland (and New Zealand). An increase in the diversity of activities able to be held at Eden Park enables the venue operator to be more adaptive and responsive to the changing recreational and cultural preferences of the general public, providing greater variety of activity and experience.

The purpose of the Major Recreation Facility zone is to appropriately manage facilities within the Auckland region capable of hosting large-scale sports, leisure, entertainment, art, recreation, or event and cultural activities. Major recreation facilities are large, multi-functional sites with the ability to accommodate over 10,000 visitors. These facilities are limited resources that contribute significantly to Auckland's social and economic well-being, and their efficient use is of resource management importance to the region. Eden Park is identified as a major recreation facility.

The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. The Precinct description states that "Eden Park was established as the home of Auckland Cricket in 1910, with Auckland Rugby joining in 1925. Eden Park is a multi-purpose stadium and is one of New Zealand's premier sports facilities". The objectives and policies seek to protect Eden Park as a regionally, nationally and internationally important venue for organised sport and recreation, informal recreation and day-time non-sporting event and enable its safe and efficient operation. In addition, the objectives seek to provide for a range of activities compatible with, or accessory to the Precinct's primary activities.

The repurposing, reuse and expansion of events at Eden Park. The manner in which the development will be addressed through the application process, with appropriate conditions to manage and mitigate the effects of the operation of Eden Park, having regard to the amenity of surrounding properties.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The project site is not subject to significant natural hazards and has been assessed as resilient to the effects of climate change.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

The Eden Park Trust has not been the subject of any enforcement action or other "failure to comply" measures taken by Auckland Council under the Resource Management Act or any other legislation, or by any other authority.

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Mark Vinall

Important notes