

Media Backgrounder
Eden Park 2011 Redevelopment, 27 November 2006

Key features

- Completed seating bowl with new South, East and West stands; total of 53,000 covered seats
- State-of-the-art, lightweight and transparent appearance to outer shell of the new stands
- Significant benefits to local community – less noise and light spill, better transport and access with a front door to the park off Sandringham Road
- Redevelopment of no. 2 ground into a transport hub and bus drop-off area off Sandringham Road, along with freeing up more than two hectares of green space for community access (when not in use for rugby practice sessions)
- Removing fences and walls from the stadium perimeter, and building a community hall
- Pedestrian concourse so that fans can circulate inside the ground, instead of on local streets
- Replacement of light towers on the ASB Stand with lights just above roof level
- Number one ground to be redesigned as a full size, ICC compliant cricket oval
Retractable seating for cricket will mean that rugby viewing is not compromised by the longer boundaries for cricket
- New enhanced design significantly reduces the height of the new stands and therefore shading on neighbouring properties
- Post RWC crowd capacities of 60,000 for rugby, rugby-league and soccer, and 55,000 for cricket. Eden Park will be able to be used for test and one-day cricket
- Enhanced convention centre facilities.

Stand Height

- The District Plan sets height limits that can be built to without requiring a resource consent, and that height limit is 30m
- It is permissible to build to greater than 30m, and this is common with developments around the city, but to do so requires a resource consent
- Eden Park is also covered by a Concept Plan, which includes rules for development on the site
- With the new, enhanced design option for Eden Park, the highest point of the new South stand is just over 37m, as measured from the level of the playing field. From this point, which is in the middle of the South Stand, it ‘drapes down’ to either side
- Under the new enhanced design, the height of the proposed South Stand has been lowered by five metres at its highest point, significantly reducing shading impacts to the south of the stadium, particularly along Reimers Avenue
- Similarly, lowering the height of the proposed East Stand by nine metres at its highest point, significantly reduces shading impacts to the east of the stadium, particularly along Cricket Avenue and the western sides of Raleigh St, Kowhai Avenue and Bellwood Ave
- Most of the East and most of the West stands are under 30m.

Resource Consent Hearings

- Eden Park is committed to the RMA process it has already begun, is ready to present its case and to allow the submitters both for and against to be heard in relation to it.
- Eden Park lodged its resource consent application on 9 August based on the \$320m redevelopment option.
- Eden Park subsequently, and at the invitation of Government and the Auckland City Council, announced an enhanced design with a completed stadium bowl, for an estimated cost of \$385m.
- A minor resource consent application will be required for the enhanced design. This is because small areas of the new West Stand are outside the Concept Plan building platform and a small part is over the 30 metre height limit. The reductions in height of the South and East stands can be accommodated within the current resource consent application.
- Eden Park intends to proceed with its resource consent hearings as scheduled on Thursday 30 November.
- The Commissioners are Leigh McGregor (Chair), Gordon McFarlane and Ross Gee.
- It is anticipated that Eden Park will present its case for the first five days of the hearing. Then submitters will be heard.
- 502 submissions were received. 320 were in favour (12 conditional) and 180 opposed. Of these approximately 170 submitters have indicated they wish to be heard.
- Auckland City Council's planning officer's report on Eden Park's application is favourable and has recommended granting consent subject to an extensive range of conditions to mitigate effects. This report was based on the \$320m option, not the new, enhanced design, which further mitigates shading, noise and light effects.

Environmental sustainability

- Eden Park's vision for environmental sustainability is to achieve a Silver LEED rating, which would give it the highest rating of any stadia in the world.
- The specific design details included within Eden Park's \$385m redevelopment option include the use of ETFE cladding, which is less intensive than glass from an embodied energy perspective, allows natural light and ventilation, is low maintenance and can be fully recycled at the end of the building's life.
- The redeveloped Eden Park will have low energy fittings, the potential to collect its own water, an integrated public transport system and most importantly will re-use an existing piece of infrastructure, which is above all the most environmentally friendly approach to stadia development.
- Architect HOK's commitment to the green building movement has been honored by the U.S. Green Building Council, with an "Organizational Excellence" award given in 2006. A pioneer in sustainable design since the early 1990s, HOK personnel helped develop the first LEED® (Leadership in Energy and Environmental Design) rating system. Other recent sustainable design achievements earned by HOK include:
 - 2006 "Sustainable Design Leadership Award," co-sponsored by CoreNet Global, the International Interior Design Association, and the American Institute of Architects Committees on the Environment and Interior Architecture.

- 2005 “Best Sustainable Practice Winner, Educational Initiatives” from the Sustainable Buildings Industry Council for The HOK Guidebook to Sustainable Design (published by John Wiley & Sons).
- “Designing a Sustainable and Secure World” award from Global Green USA.
- Six consecutive years of recognition on the “Top 10 Green Projects List” selected by the AIA Committee on the Environment.

Construction Timetable

- Construction of the main stands is programmed to commence in September 2007.
- Demolition of Panasonic Stand and construction of ASB Stand extension delayed by the review of Waterfront options is likely to start prior to the main works.
- Total project completion is programmed for December 2010.

Construction

- In August Eden Park’s tendering committee undertook a publicly advertised expression of interest process for the entire Eden Park redevelopment for RWC. As a result of this process, four suitable construction companies were short-listed. The process was then placed on hold due to the Government’s evaluation of alternative options.
- Tendering of the main construction works is planned to commence in mid 2007 to allow construction to commence in Sept 2007.
- We expect to proceed on the basis of fixed price construction contracts.

The Eden Park team

- **Beca** is providing both project management and engineering design advice to Eden Park. Beca has relevant project management experience in successfully delivering Westpac Stadium in Wellington, the Jade Stadium redevelopment and has been involved in the masterplanning of Carisbrook. Beca has a long history of engineering involvement in other significant projects of regional and national importance such as the Sky Tower and SKYCITY Auckland, The University of Auckland Business School, Auckland Hospital, Eden Park South and West stands, Auckland’s Viaduct basin, Fergusson terminal expansion and reclamation. Beca recently developed the “Auckland Passenger Transport Network Plan” for ARTA in conjunction with Parsons Brinckerhoff.
- **Jasmax** is New Zealand’s largest architectural practice. It has a strong history in designing large public buildings including Te Papa, Auckland City Hospital, Britomart and many university and educational buildings. Jasmax also worked with HOK on the ASB Stand at Eden Park.
- **HOK** are world-leading sports architects and have designed new stadia at Sydney’s Telstra Stadium, Emirates Stadium in London, Millennium Stadium in Cardiff, and Westpac Stadium in Wellington. Stadia redevelopments in which HOK have been involved include Suncorp Stadium in Brisbane, Melbourne Cricket Ground and London’s Twickenham.
- **Parsons Brinckerhoff** is a specialist in multi-disciplinary planning, engineering and programme and construction management services for major transportation projects around the world. Parsons Brinckerhoff advised on a number of major Australasian stadia transport projects including the Melbourne Cricket Ground, Suncorp Stadium,

Aussie Stadium and the Olympic Stadium; provided event specific planning and design advice for the Sydney Olympics, Athens Olympics and Melbourne Commonwealth games; and have partnered with Beca on a range of significant Auckland transport planning projects.

- **Hill Young Cooper Limited** is a consulting firm providing planning, resource management, public policy, strategy and governance services. They recently represented the Eden Park Trust Board on their successful application for additional night games.
- **WT Partnership** is an international consulting quantity surveying practice. It has worked on a range of significant projects including the Melbourne Cricket Ground, Stadium Australia, the proposed new stadium in Perth, Vector Arena, Britomart and Auckland Art Gallery.
- **Davis Langdon** is a leading international firm of chartered quantity surveyors. Relevant projects include 20 stadia around the world including Suncorp Stadium, Brisbane; Stadium Australia; WACA Cricket Ground, Perth; Manchester Commonwealth Games Stadium; Lords Cricket Ground; Singapore Arena.
- **RCP** has been providing professional project management and project programming services to New Zealand's property industry since 1996, and is providing independent client representative advice on Eden Park. RCP has worked on many of New Zealand and Australia's most prominent and award-winning property developments including SKYCITY, Auckland's Viaduct, AUT Business School, Middlemore Hospital and Auckland Hospital.