Albert-Eden Local Board

OPEN MINUTE ITEM ATTACHMENTS

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
EDEN PARK AND THE COMMUNITY.

OUR VISION OUR MISSION OUR STAKEHOLDERS
OUR BRAND OUR PRINCIPLE OUR NEIGHBOURHOOD
OUR PARTNERS OUR TEAM OUR BEHAVIOURS
OUR GAME PLAN OUR PRIORITIES
OUR VISION.

To be recognised as New Zealand's national stadium, providing world-class live events.

OUR MISSION.

To promote, operate and develop Eden Park as the benchmark multi-purpose stadium for rugby and cricket, as well as other sporting codes, recreational, musical, and cultural events for the benefit of the Auckland region, broader community and global broadcast audiences.
OUR GAME PLAN.

We are a proud New Zealand icon with a history of achievement both on and off the field. We acknowledge that by doing what's right, we will perform to our collective best. This means playing to our game plan every day.

- Customer Service.
- Attention to detail.
- Strong governance and accountability.
- Building a level of comfort.
- Celebrating the achievements.
- Exceeding expectations.
- Commercialising opportunities through innovation.
UMR RESEARCH.

Abridged findings: July 2018

- Strong majority view that Eden Park has “iconic” status
  77% of Aucklanders

- Most unclear on who owns Eden Park – substantial segment believes it is Council-owned
  1/3 of Aucklanders say Auckland Council, 1/3 of Aucklanders are unsure

- Eden Park seen to be losing money (focus groups)

- Evenly divided on whether Eden Park is now located in the CBD or in a residential suburb

- Awareness of improvements in public transport delivering better access to Eden Park
  56% of local residents have a high knowledge

- Experience of locals during major Eden Park events mostly positive
  8% of local residents claim its an inconvenience when major events held

- Very strong support from all Aucklanders and locals for concerts to be held at Eden Park
  87% of local residents support six concerts per year

- Overwhelming support for LifePod Appeal Concert (Phil Collins)
  91% of Aucklanders support Sir Ray Avery’s LifePod Appeal Concert

*NB. Eden Park engaged Exceltium for one project only which was working alongside the UMR Research piece. Eden Park does not have a long running association with any PR agency.
# EDEN PARK PRECINCT PLAN.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Number of occurrences – Crowd Capacity</th>
<th>Activity Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sporting</td>
<td>Up to 25 night events*</td>
<td>Permitted</td>
</tr>
<tr>
<td>Non-Sporting</td>
<td>Up to 2,000 – Unlimited No more than 30 – 2,001 to 10,000 No more than 20 – 10,001 to 25,000 No more than 6 – 25,001 to 50,000</td>
<td>Permitted</td>
</tr>
<tr>
<td>Compatible Activities</td>
<td>Up to six concerts in a 12-month period as a discretionary event</td>
<td>Discretionary</td>
</tr>
</tbody>
</table>

*NB. Scheduling, timing and frequency framework apply.*
FUTURE DIRECTION.

- EPT is working to give effect to the Unitary Plan provisions
- Seeking support of the Albert-Eden Local Board
- Maximising community events and involvement at the Park
- Further community engagement sessions
- Development of a strategic approach for the next 10 years
- Challenging economic outlook

*NB. Eden Park receives no financial support from the Council or the Government and more activity would help to make us financially sustainable.
Item 9.1 Public Forum: Peter Fletcher – Pt Chevalier Sailing Club
North Epsom Protection Society

Objection to Southern Cross Brightside Hospital development proposal
Introduction

- The North Epsom Protection Society (NEPS) is a group formed from the Epsom community to preserve the integrity of the Auckland unitary plan (AUP) and its provisions for the Epsom area.

- The current submission is in defence of the AUP as it relates to a proposal by Southern Cross Hospitals Limited (SXHL) to expand its operations at Brightside Hospital in North Epsom which NEPS wholly opposes.

- In 1997 Brightside hospital was developed from a small existing nursing home. An Environment Court decision recognized the discretionary nature of this consent and put significant restrictions on the development and its operation after strong opposition from residents.

- Brightside Hospital is a stand-alone private surgical facility with no public access or emergency facility.
Background

- SXHL proposes a major extension of its existing hospital at Brightside Rd. It intends to build a much larger building on three properties it has recently acquired on Gillies Ave and to link the old and new buildings by a two level bridge.

- The sites for the expanded hospital are zoned, under the AUP, as Single Housing Residential with a Heritage overlay.

- SXHL have informed local residents it plans to apply for Resource Consent for a non-complying activity despite the development breaching the fundamental provisions of the AUP.

- Southern Cross Hospitals also plan to request a Private Plan Change, so as to replace the residential zoning on both the existing and new sites with a Special Purpose-Healthcare and Hospital zone.

- As neighbours the current facility continues to breach the terms of it’s discretionary consent, namely
  - Operational activity
  - Carparking
  - Night time deliveries
  - Landscaping.
The Proposal

- Rezoning from single house residential (to Special Purpose-Healthcare Facility and Hospital) Fig 1.
- Removal of heritage overlay on 149, 151 and 153 Gillies Avenue
- Removal of demolition control on 149, 151 and 153 Gillies Avenue
- A commercial scale building of 5 levels (including a basement) up to 16m in height
- Additional gross floor area of 8,385m² (an increase of 270% to 13,381m² total)
- An increase in surgical theatre capacity from 3 as consented to 10 (333% increase)
- Addition of day surgery (not currently permitted due to volume /traffic effect)
- 24/7 operational capacity
- A basement excavation up to 7m deep in solid basalt.
- Dual vehicle access off Brightside Rd and Gillies Ave.
- Allowance for support services that may include tenanted activities
Attachment A

Fig 2. Bulk Form- Draft

Proposal highlighted in red
Fig 3. Relativity - Draft

Proposal highlighted in red
North Epsom Protection Society - submission

- By its bulk, scale and design the new building would present as a major commercial building that is completely incompatible with the high quality of the area which the Council has appropriately zoned Single Housing Residential under the AUP. (fig 2. Bulk form)

- The floor area will increase to the equivalent of greater than 30 times a typical residence of 250m² (fig. 3 Relativity) With a height of up to 16 m above ground it will be double the height of the present two level hospital at 8 m. If the location is zoned as Special Purpose-Healthcare Facility and Hospital, this could increase to 25 m or greater as detailed below.

- The building would overshadow and dominate surrounding properties with a loss of privacy, ongoing issues with noise, light spill, traffic and parking.

- Excavation of a basement to 7 m in depth will require blasting to remove approximately 12,000m³ of solid basalt. This amounts to 33,000 tonnes or about 2,200 truck loads.

- Serious disruption to both residents and the public was caused over a lengthy period when excavation was required for the basement at the existing hospital. The extent of effects and the timescale were grossly under estimated. Blasting resulted in damage to adjoining residences and rock flying into adjoining properties and onto the roadway.

- Blasting will likely mean that Gillies Ave and Brightside Rd would have to be closed effecting major disruption.

- Geotechnical advice is that public safety could not be guaranteed during blasting.
North Epsom Protection Society - submission

- The impact on traffic flow and parking in the surrounding area is significant. Traffic routes – Gillies Ave, Mountain Rd and Owens Rd, Brightside Rd are already heavily congested.

- The greater than 300% increase in operational capacity underestimates the additional effect that the inclusion of day surgery will have on traffic.

- Proposed onsite carparking is inadequate for staff and public parking and would overflow on to neighbouring streets already congested by staff at the existing hospital.

- Support services are described which may include tenants with or without retail which will increase activity.

- If the facility is re zoned as Special Purpose-Healthcare Facility and Hospital, a hospital could be built on the old and new sites of up to 16m as of right with no public input. This could be increased to 25m as a restricted discretionary activity or even higher as a discretionary activity.

- There are many other zones in Auckland City where a hospital could be built. We have been advised by Southern Cross that these have not been considered
Conclusion

- North Epsom Protection Society recognizes there may be a need for additional health care facilities in Greater Auckland but that this should not come at the cost of destroying quality residential localities that make Auckland such an attractive living environment. Nor at the risk of major impacts on the integrity of the AUP.

- Hospitals are not permitted in the Single Housing zone and the proposal is in serious breach of planning controls for this zone. If the property were rezoned as requested, this would destroy the integrity of the AUP because it would open up the way for any developer to simply seek a rezoning whenever it had a proposal that did not comply with the existing zoning.

- NEPS recognises and supports the provisions of the Auckland unitary plan particularly in respect of zoning to allow appropriately placed infrastructure and therefore seeks to defend those fundamental provisions.

- We ask that the Board note our strong opposition to the proposal by Southern Cross Hospitals Limited to expand their Epsom facility and thank you for the opportunity to speak.

Hon Tony Randerson QC
Chair North Epsom Protection Society
26 September 2018
Executive Summary
The report provides the Chair with an opportunity to update the Albert-Eden Local Board and community on highlighted projects and issues that he and the Local Board have been involved with since the last meeting.

Recommendation/s
a) That the Albert-Eden Local Board Chair’s Report for the period 27 June 2018 to 26 September 2018 be received.

Mid-Autumn Festival, Balmoral, 13 September 2018
The inaugural Mid-Autumn Festival in Balmoral was a most enjoyable success. It began with a series of musical presentations in Potters Park in the afternoon, initiated by a lion dance and the painting of the lions’ eyes, and continued with a concert of Chinese music and dance in the Mt Eden War Memorial Hall in the evening.

The Potters Park event drew a modest but changing crowd over two-and-a-half hours, with many of those visiting the park taking the time to imbibe some of the lively cultural offerings. The performances were all of high quality, culminating in a performance by a children’s choir. The evening concert was well attended, and preceded by speeches from the Vice Consul-General, Jian Yang MP and me. The performances were highly accomplished.

Generally considered the second most important festival on the Chinese and Vietnamese calendar, the Mid-Autumn (or Moon) Festival is a harvest festival. It is held on the 15th day of the 8th month of the lunar calendar with full moon at night, in late September to early October. I believe that there is great potential to add a Moon Festival centred in Balmoral to the pool of festivals celebrated in our area, and that the Board should encourage the growth of the celebration to include the Balmoral business community, who are very keen to be involved, while expanding the activities in Potters Park.

It was an honour to kick off proceedings by painting the eye of the lion (along with Festival Director Mr Li).
Representation Review Hearing, 20 September 2018

On 20 September, I presented on behalf of the Local Board to the Hearings Panel on the Auckland Council’s Representation Review, which is a review of ward (but not local board) boundaries to ensure fair representation. Because of the relatively very high growth in the CBD area, the boundaries of the adjacent Waiheke & Gulf Islands ward will have to shrink. The Local Board’s view is that the separation of ward from local board boundaries will be confusing to the public, the population of Albert-Eden-Roskill ward would be underrepresented (with two governing body members for over 180,000) as a result of the initial proposals. Taking into account the (rather sparse) feedback, the Local Board therefore believes that Auckland Council should therefore continue to push for amendment of the Local Government (Auckland Council) Act 2009 to enable Auckland Council to change the number of governing body members, as other local authorities can. It is perverse that the authority with the greatest growth has the least flexibility.

In the event, the Hearings Panel decided that Council should recommend to the Local Government Commission that an area of Grafton (including the domain) be added to the Ōrākei Ward, as well as Newmarket and Parnell, and that all of Grey Lynn and Westmere remain in the Waitmatā and Gulf Ward.

Tenth NZ Chinese Book and Cultural Festival, 15 September 2018

I was honoured to speak at the opening of the 10th NZ Chinese Cultural and Book Festival once again. The festival includes a book fair, the social meeting of readers and writers, a photo exhibition, and an exhibition of artworks. Over ten years the festival director and founder, Fang Hua has organised this event, and it was a pleasure to congratulate him on this achievement.
Freedom Camping Bylaw, 13 September 2018

Margi Watson and I presented to the Regulatory Committee on 13 September 2018. Incredibly, officers decided that only three of our parks merited prohibition of freedom camping compared to, say, 28 for Devonport-Takapuna. We appealed to the committee to prohibit freedom camping in four further sites—Fowlds Park, Eric Amishaw Park, Raymond Reserve and Western Springs Gardens—on grounds of competing use, their small size and proximity to intensive residential areas, environmental value and so on. The move to exclude them was defeated only on the Chair’s casting vote.

Auckland Council must, under the Freedom Camping Act 2011, provide for freedom camping. But I believe it needs proper enforcement, better facilities, and the burden shouldn’t be placed on one area. The Local Board will be encouraging local groups and residents to submit on the draft bylaw when it is opened for consultation.

![Board Member Margi Watson and I before presenting to the Regulatory Committee on the proposed Freedom Camping bylaw.](image)

Unveiling of Interpretive Signage at Withiel Thomas Reserve, 9 September 2018

The Local Board was pleased to unveil interpretive signage at Thomas Withiel Reserve outlining some of the achievements of Professor Sir Algernon Withiel Thomas and his wife Emily (Russell) Thomas. Thomas was a notable academic and practising scientist, educationalist and conservationist. In his later role, he re-established a precious piece of the lava rock forest that once covered much of Auckland on the land that his family later gifted to the City of Auckland. The unveiling allowed the Board to thank the family for their generosity, and for the family to remember their ancestors. Representatives from the UoA Science Faculty, Epsom Girls Grammar School and Auckland Museum as well as local hero Sel Arbuckle also attended.

![Unveiling of Interpretive Signage at Withiel Thomas Reserve](image)

Thanks to Sandra Coney for the images.
It was a pleasure to be present at the Fashion Week event where young designers get to show. This was the 8th Walk the Line show, and proved a tremendous success. It is organised by YMCA Raise Up groups, and I understand that the Mt Albert Raise Up group (a recipient of a Community Volunteer Award from the Local Board) played a very big role in organising the event. In the picture I am standing with the winner of the streetwear section.

**STEPS Kahikatea Planting Ceremony, Kerr-Taylor Reserve, 1 September 2018**
It was a real pleasure to join STEPS to plant a kahikatea tree (donated by Friends of Oakley Creek/Te Auaunga) at the new ephemeral wetlands extension to the Roy Clements Treeway (shown in the picture). STEPS do an incredible amount of good work in the Meola/Waititiko stream, as well as advocacy work, which has helped shape the Local Board’s work programme this year, especially the work on a catchment plan. The Board is very grateful to them for their mahi. These trees will one day stand tall and proud. They will provide a magnificent sight, as well as providing living quarters for birds.

Point Chevalier Community Day, 7 September 2018

As part of its place-making planning for various village centres, the Local Board held a Community Open Day in the Town Plaza at Point Chevalier, a successful Board project that looked great with a big crowd of happy local people. Board Member Margi Watson and staff took contact details for local residents who agreed to participate in a survey of local needs and desires for their town centre.

At the Point Chevalier Community Open Day with Board Member Margi Watson and Finn Mackesy, who leads the Point Chevalier Placemaking Group.

Kia Whai Kāinga Tātou Katoa: Regional, cross-sectoral homelessness plan for Auckland – Central Auckland Workshop, 3 September 2018

Spending a morning with a group of people from a very broad range of groups involved in homelessness in Auckland was a real learning experience. The issue of homelessness is very complex and requires a careful, multi-faceted response.
Epsom Community Library 100th Anniversary, 27 August 2018

It was a real pleasure to share in the 100th anniversary celebrations at the Epsom Library. The event was well attended by the community, including four members of the Local Board.

It’s interesting to note that the Epsom Library was the result of a local body amalgamation, which just goes to show... The Epsom Road Board was amalgamated in 1916 into the Auckland City Council, and within ten months the City Council decided to establish the library on this site (the offices of the Manukau Water Board). By 1955 the library was notably neglected, with a leaky roof. But by 1970, it had bounced back and was one of the busiest libraries in Auckland City. It remains very popular to this day.

It was great to have the chance to celebrate the people who provide the warm welcomes, the wonderful service and who are engaging so well with our community—the librarians.

It’s said that average libraries build their collections, and good libraries improve their services, and in those terms Epsom Library is very good indeed.

But wonderful libraries build communities, and here Epsom Library has been very successful! With a range of activities for all ages and communities, Epsom Library is a vital, integral and important part of the community. Happy Birthday, Epsom Library!

Left: With Community Librarian Morgan Borthwick, and the cake (which was gifted by the Local Board).

Below: Saying nice things about one of the most deserving people in our community—librarians.
Nicholson Park Tennis Courts Opening Ceremony, 23 August 2018

Board Members Margi Watson, Glenda Fryer, Lee Corrick and I attended the opening of the newly refurbished tennis courts at Nicholson Park in Mt Eden. The local tennis club shares the courts with the public. After an extensive blessing led by Ngāti Whatua, I joined the kaumatua to say a few words.

Opening of the Balmoral Drop-in Centre, 20 July 2018

It was a pleasure to speak at the opening of the Balmoral Drop-in Centre at 258 Balmoral Rd on 20 July. The Drop-in Centre is run jointly by the Shanti Niwas Charitable Trust and the Bharatiya Mandir. Seniors of all ethnicities can take part in daily activities and also access the Shanti Niwas Social Work Support Services. The Community Hub is owned and operated by the Bharatiya Mandir and the space is available for hire.

I was able warmly to welcome the initiative on behalf of the Local Board, and to assure those there that the Local Board looks forward to a deepening relationship with the Mandir and Shanti Niwas. Member Lee Corrick and I also had the honour of helping to light the biya.
After the lighting of the biya, AELB Chair Peter Haynes (fourth from left), Roshan Nauhria, Chairman of the Bharatiya Mandir Board of Trustees (next right), AELB Board Member Lee Corrick (eighth from left), Hemant Prashar, President of the Management Committee of Bharatiya Mandir, and Nilima Venkat, General Manager of Shanti Niwas Charitable Trust.