

Glossary

CST	Carisbrook Stadium Trust
DCC	Dunedin City Council
ORC	Otago Regional Council
NZRU	New Zealand Rugby Union
ORFU	Otago Rugby Football Union
RWC 2011	Rugby World Cup 2011
NZSTI	New Zealand Sports Turf Institute
SH**	State Highway **
PESA	Preliminary Environmental Site Assessment
University	University of Otago
LIM	Land Information Memorandum
CEO	Chief Executive Officer

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2.0 Option 1 Development of the Awatea Street Site

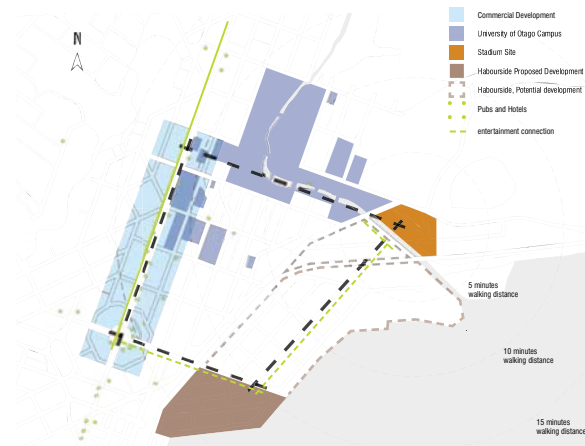


Figure 2-1

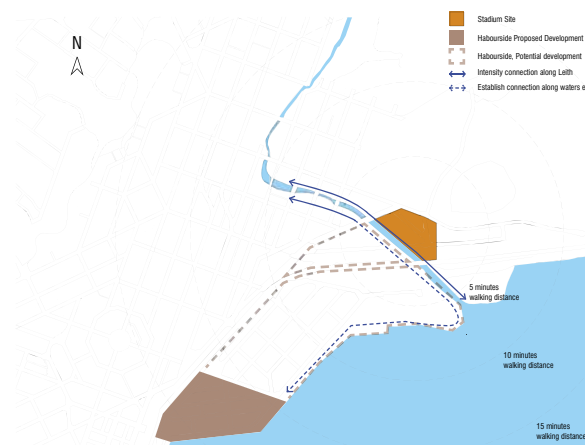


Figure 2-2

This option investigates the development of a new 25,000 – 30,000 seat stadium with a variety of roof options. The basis of the design establishes a permanent capacity incorporating seated and standing accommodation of 25,000. This capacity can be increased to 30,000 for major Rugby Tests (Category B NZRU Tests) and major Super 14 events (finals and home derby's between Otago Highlanders and Canterbury Crusaders).

This option also incorporates the intergration of the University of Otago and possibly Unipol facilities into the development. This is discussed in further detail within section 2.4.

2.1 Site location and context with the city

The Awatea Street site is located to the North-East from the Octagon, the centre of Dunedin. In addition to this close proximity to the Octagon, the site is located adjacent to the existing eastern end of the University of Otago, Logan Park is just across the road to the North of the site and the harbour edge flanks close by to the South. The site is essentially flat and lies along the western bank of the Leith River.

The site was created in the 19th century through the process of land reclamation that generated the port, Logan Park and the new waterfront that we see in Dunedin today. Prior to reclamation the site was low lying tidal marshes along the mouth of the Leith River as it discharges into the harbour. Since reclamation, the site has been developed as light/medium industrial land with a variety of uses occurring in various facilities throughout the 20th century. The site currently accommodates commercial and industrial businesses.

The site is bounded by Anzac Avenue to the North-West and Ravensbourne Road to the North. These roads form the western part of SH 88 from Dunedin to Port Chalmers and Aromoana. Proposals are currently underway to relocate SH 88 to the South-East adjacent to the existing rail corridor and a land reserve has been allocated to facilitate this relocation. The proposed relocation of this major road forms the South-East boundary of the proposed site. The southern boundary of the site is defined by the Leith River with the northern boundary defined by Ravensbourne Road and Logan Park. A marina development across the rail corridor and road reserve is located to the East of the site. The central University precinct is located within an 8 to 10 minute walk to the North-West of the stadium site along the banks of the Leith River.

Locating such a major community facility at Awatea Street provides a unique opportunity for Dunedin to expand upon a vision for growth within the city centre. Stadia located in these types of locations have been great catalysts for the regeneration of surrounding city areas. In this manner this vision ties in with Dunedin City's present vision to allow regeneration of the harbour area to tie the city back into the waters edge.

The proposed location provides a number of benefits for how central Dunedin works as a city:

- It provides a strong built civic identity for the revitalisation of the North eastern City Quarter
- It extends and provides an eastern gateway to the University of Otago Campus

- It provides a catalyst for the re-establishment of a City connection to the waters edge
- It responds sensitively and creatively to the local natural environment
- It integrates the sporting and cultural identity of Dunedin within the built fabric

Within walking distance from the city centre, stadium and University activities will act as a catalyst for regeneration of the city precinct between the Octagon, proposed Harbourside development and the new stadium precinct. Refer Figure 2-1

The proposed site will provide an end or 'culmination' point for existing University development patterns along the Leith River. A major University Gateway at this location will encourage an intensification of use by the University along the Union Street axis and Leith River. Refer Figure 2-2.

The proposed site combined with current proposed Harbourside development and future Univeristy development along the Leith River will provide the city of Dunedin with a much improved connection to the waters edge. Refer Figure 2-3.

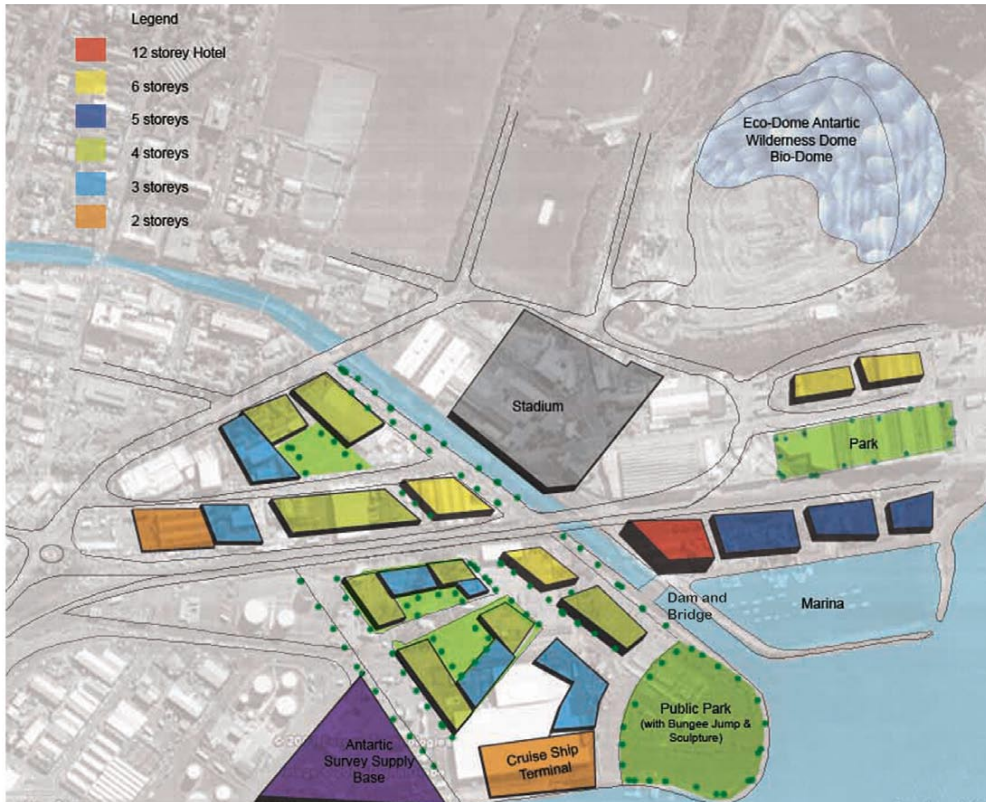
The proposed site lies at the culmination point of existing green space and identifies new opportunities for new green spaces. Refer Figure 2-4

The stadium has been orientated in a North-West – South-East orientation to run parallel to the Leith River along its long axis. This orientation allows the site to be maximised from an urban design perspective allowing entrances to be created to the North-West and South-East. The North-West entry plaza also forms the entry court for the University facilities.

The layout of the site and its urban design has followed the traditions of the University Quadrangle, (Refer Figure 2-5) a common feature of many famous Universities with its traditions dating back to the original universities of medieval Europe which were often associated with the traditions of the Monastery and its cloisters. This sense of traditions allows the University and Stadium facilities to be merged as a single urban design element comprising of two adjoining quandrangles. The stadium itself is seen in this light as an enclosed cloister forming one of the many enclosed spaces of the University with the North western entry plaza creating a entry Quadrangle bounded by the stadium to the South-East, Anzac Avenue to the North-West, Logan Park to the North and the River to the South. The proposed and future University facilities enclose this entry Quadrangle to the South and shield the stadium to the South-East.

The new University Quadrangle forms the main entrance to the stadium on event days as well as providing the main access to the proposed University facilities 365 days a year. The Quadrangle is envisaged as a hard landscape piazza with defined soft landscape areas containing arbours, raised lawns and parterres to create a sense of scale and intimacy as well as providing shade and shelter from the prevailing winds whilst maximising solar penetration into the entry areas of the University and stadium. The landscape has been specifically designed to ensure the safe, unhindered access into the ground by patrons as it is envisaged that up to 70% of patrons will be accessing the stadium from Anzac Avenue and the North-West corner of the site.

To facilitate the pedestrian access of crowds from the Central Business District and population areas to the West of the site it is proposed to enlarge the southern



Precinct Plan



Figure 2-3



Figure 2-4

footpath of Anzac Avenue and to create two new pedestrian / light vehicle bridges across the Leith River in front of the proposed main stadium stand. These bridges will be used predominantly for pedestrian traffic but will also allow VIP and corporate vehicles on event days to allow these patrons to be dropped off in front of the main VIP entrance in the new stand.

The northern bank of the Leith River is envisaged to be developed into a 'quayside' style development with the water level controlled by the installation of a dam east of the railway bridge. A new road running along the northern bank will link the relocated route State Highway 88 to the East with Anzac Avenue to the West. This road is designed as a pedestrian environment which service vehicles and team coaches may use prior to events and on non-event days and corporate / VIP access from the proposed bridges on event days. During event times (up to 1 hour before and 1 hour after major events) it is envisaged that this road along with Anzac Avenue and Ravensbourne Road would be closed to facilitate the safe entry and egress of patrons to the stadium. A major event is envisaged as an event with a capacity greater than 18,000 patrons.

Permanent off street car parking is proposed for the eastern end of the site with access from the relocated SH 88. Additional off street parking will be provided along Ravensbourne Road allowing access to the proposed commercial facilities located in the North stands. The car parking will cater for flexible space, the proposed commercial facilities and future potential conferencing requirements as well as the corporate car parking requirements for suite holders and the founders club on event days. Logan Park could be used as an overflow car park on large event days.

A real opportunity exists to establish a unique precinct within the city of Dunedin as a destination in its own right, combining the University of Otago and the new stadium development. With this in mind it is proposed that Anzac Avenue and the section of Ravensbourne Road between the stadium site and Logan Park be closed to traffic on game days. It is also proposed that the surface treatment of these sections of roads be an extension of the plaza. The new Quadrangle also creates a unique 'event space' that can be shared between the stadium and University. The Quadrangle is envisaged as an extension of the stadium on event day with the ability to create a 'live precinct' on major events, extending the atmosphere of the stadium out into the precinct. This would allow the creation of a 'live site' which could be used to enhance the experience of major events and be used to establish a clear difference to the stadium and its precinct in the competitive process for bidding for Category B Rugby Tests.

During University terms this space is envisaged as a unique student space, allowing fringe entertainment and socialising spaces that could create a centre of University social life outside the academic cycle. The ability to use the Quadrangle as an 'event space' during Orientation to facilitate the creation of a University fringe festival are all opportunities that the Quadrangle could create.

The relocation of the stadium not only creates the opportunity of invigorating the harbour and marina, it also creates a new access to the waterfront and the harbour. The long term masterplan for the land to the East of the Leith River could see further regeneration of this area, which could be stimulated by the stadium and University development, would see a sustainable mixed use of the precinct with access to the new entertainment facilities offered by the stadium as well as the University and improved access and amenity of the waterfront. A part of the development of this