



Figure 2-67. Axonometric showing configuration of University Buildings

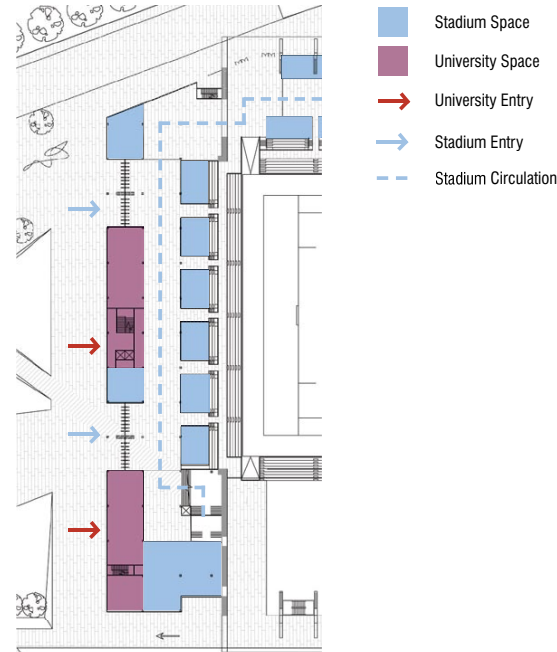


Figure 2-68. Illustrates entrances and circulation to University and Stadium

2.4 Integration between University and Stadium

The masterplan has been developed to maximise the level of integration between the University Buildings and the stadium in order to:

- Keep the whole precinct alive at all times rather than just during major events.
- Maximise the use of the buildings and surrounding infrastructure.

The two facilities shown within the masterplan are for a University Building of approximately 7,000m² and possible space for Unipol of 6,400m². Depending upon configuration and location of these components it will be possible to provide up to another 8,000m² of space for further expansion of University facilities at the site, or for other commercial use.

The University Building designated in the masterplan is a generic academic/administration block. Various options exist for the use of this space and will require further review by the University. Notwithstanding this, there is a clearly identified need by the University of Otago for a building of approximately 7,000m².

The building is provided over three levels, integrating with the West stand of the stadium and fronting the main plaza developed in the precinct. If required, the flexibility exists to add another floor and increase the effective area of this building.

By facing onto the main plaza at the western end of the site, this building becomes a gateway landmark for the University of Otago at the East end of it's campus. In providing a major node in this location, the development will have the tendency to reinforce the smaller buildings along Union Street and the Leith River to being part of the campus (refer Figure 2-67).

The University and Stadium will both be accessed from the public plaza. Entry to the Stadium will occur between ground floor University blocks. Entry to the University will be directly off the plaza at ground level and will be available 24/7 year round. At present two major entry nodes are provided and supported by associated commercial activities such as a café or pharmacy. These provide life at ground level and draw people to the entry points.

By providing two entry points it will be possible for the University building can co-exist successfully with the stadium (refer Figure 2-68).

The University space is zoned in terms of flexible space and circulation space. The flexible space is configured on a 9x10 m module and will be suitable for teaching space, office space, tutorial space and the like. Utilising this building module will ensure good access to natural light and ventilation along the exterior of the building. A 50% voided zone between the West Stand and the University will provide natural light from above and allow additional teaching space to be included.

From the upper level it will be possible for views from the University across the pitch of the stadium. Whilst controlled during events, this will provide a dramatic outlook from these spaces and a unique character to the building (refer Figure 2-69).

The plaza is an important outdoor space for both the Stadium and the University. It is intended that this space be a 'hub of activity' during both the University week and match day. A café located beside the entry foyer in the ground floor of the University

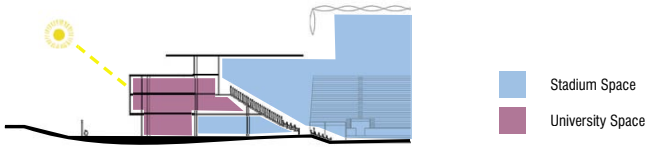


Figure 2-69. Cross section illustrating the configuration of the University and Stadium

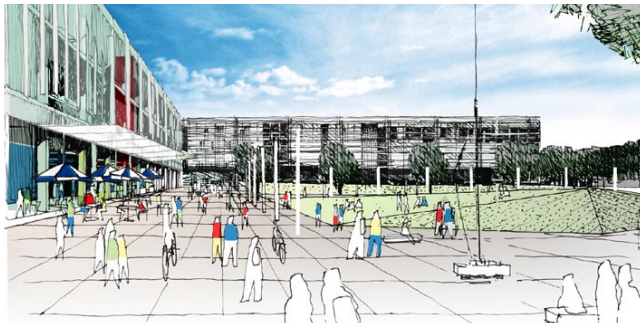


Figure 2-70. Perspective Sketch, view from North end of Plaza looking South showing possible Unipol or a future University space in the distance



Figure 2-72. West Plaza Precinct – showing the University Building bounding the plaza.

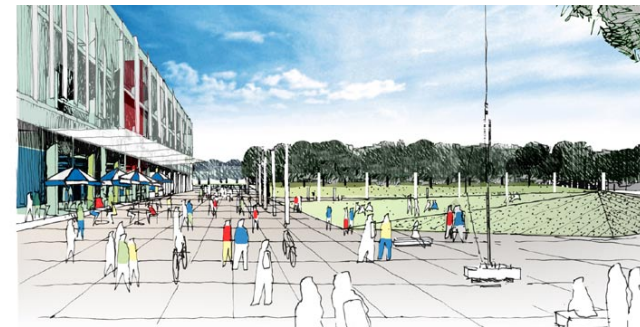


Figure 2-71. Perspective Sketch, view from North end of Plaza looking South

building will open onto the plaza. Mounded grassed areas in front will help break down the scale of the plaza and provide areas for students to relax or congregate between lectures (refer Figure 2-70 & 2-71).

The masterplan also proposes the possibility of Unipol could be located adjacent to the University building on the plaza or, alternatively in the flexible space identified on the eastern end of the stadium. While no discussions have taken place with Unipol, the University has indicated a strong preference that, subject to Unipol being interested in locating to the site, it should be sited on the plaza area.

Should Unipol be located within the flexible space figures 2-73 to 2-76 show how this will work.

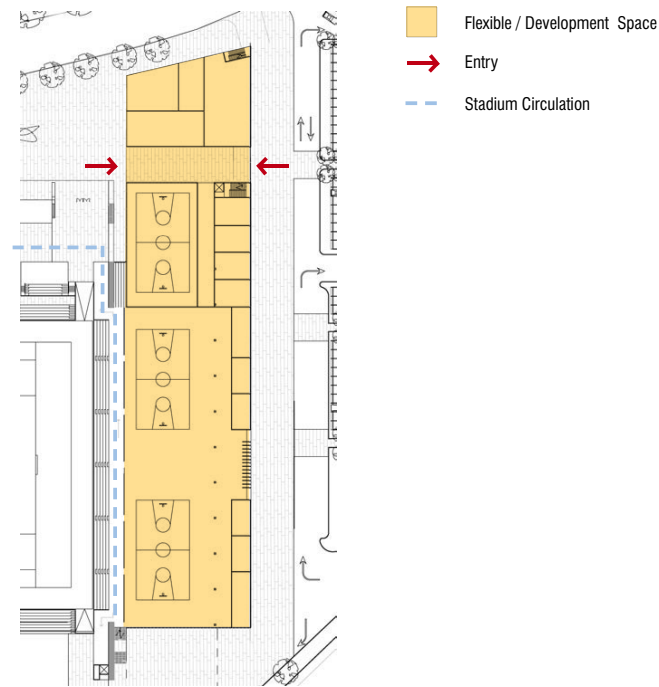


Figure 2-73. Flexible Space (Unipol) – Normal operational mode

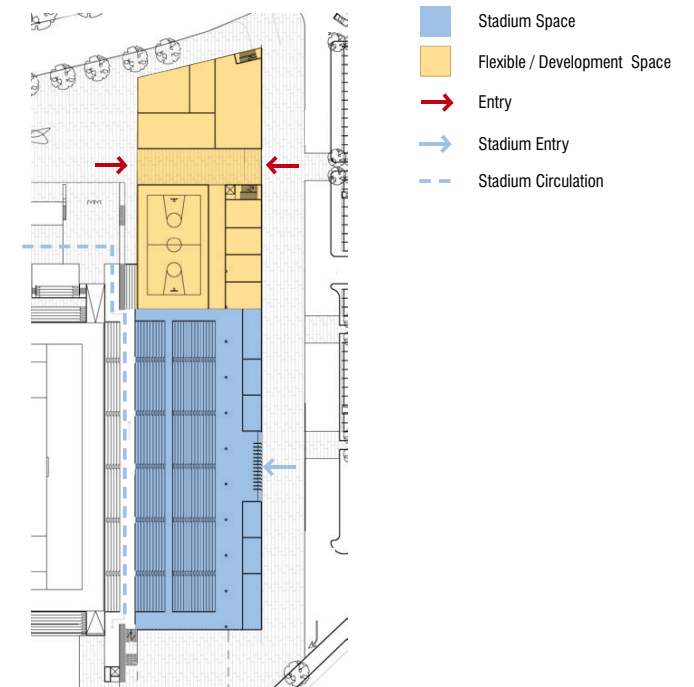


Figure 2-75. Flexible Space (Unipol) - International game mode showing Entrances to Flexible Space (Unipol) and Stadium

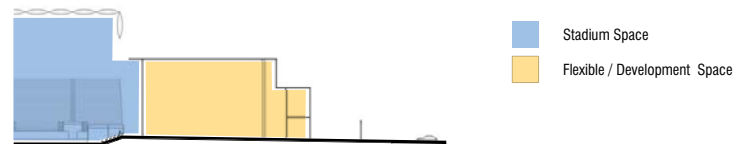


Figure 2-74. Flexible Space (Unipol) – Normal operational mode

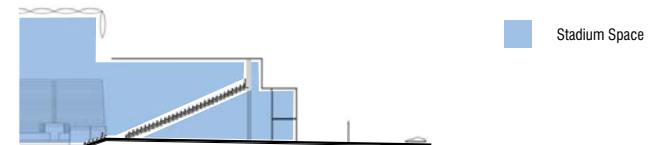


Figure 2-76. Flexible Space (Unipol) - International game mode showing Entrances to Flexible Space (Unipol) and Stadium

2.5 Planning and Consultation

In respect of land use planning requirements, there are two mechanisms available to the Carisbrook Stadium Trust to facilitate the Dunedin City Council's approval for the construction of a new stadium on the proposed site located at Awatea Street. The options available are:

- Resource Consent
- Plan Change

It is recommended that CST utilise the plan change process to amend the provisions of the District Plan, should the decision be made to pursue the construction of a new Stadium on the Awatea Street site. This is a more appropriate option because it is more likely to lead to a positive outcome for CST, given the nature of the activities proposed for the Awatea Street site. DCC staff have also endorsed this approach. In addition, a plan change would provide greater flexibility and better accommodate alterations to the project.

The statutory process for the plan change is set out more fully in the appendices. The importance of continuing dialogue with Council staff is discussed more fully below, however it is important to note that once the Plan Change is lodged, and subsequent to any requests for additional information, the Council needs to determine whether to accept, reject, or adopt the plan change, or convert the plan change request into a resource consent application. Council rejecting the proposed plan change, or converting it to a resource consent would not promote the outcomes CST is seeking. Subsequent to the acceptance or adoption of the plan change, the Council has a period of four months within which the change is to be publicly notified – in cases where the Council adopts the plan change it can be anticipated that this timeframe would be reduced somewhat.

Independent of the land use matters outlined above, resource consent will also be required, however, in respect of regional plan requirements. Potential consent requirements are set out in greater detail in the report attached as an appendix. It appears likely that consents will be required under the Regional Plan Water for Otago, the Regional Plan: Air for Otago, and the Regional Plan Waste for Otago.

Information about the proposal in support of both the plan change request and the resource consents will be required to be submitted to the consent authorities. A more detailed list of relevant information is included in the appendices.

Consultation is required under the Resource Management Act to enable the identification and clarification of issues early in the process, and provides the opportunity to resolve issues prior to any more formal consultation occurring. Although consultation prior to lodging the plan change with the Council is not mandatory, best practice is to undertake consultation at an early stage.

Consultation undertaken on this plan change should be broken into two parts; informal consultation undertaken prior to the lodgement of the plan change request with the Council, and the more formal consultation undertaken via the public notification (submission and further submission) process.

Initial pre-application consultation has already been undertaken with Council staff in the feasibility stages of the proposal to determine the most appropriate means

of authorising the stadium development. This consultation has opened dialogue, and Council staff have indicated a preference for the use of the plan change process for the proposed development. To ensure that the processing of the plan change continues smoothly, and that the Council is favourably disposed to the adoption of the plan change itself, it is essential that this dialogue continues.

Other consultation considered appropriate prior to the lodgement of the request for a plan change should include meetings with a number of parties who will have individual and specific concerns in the process, and a broader round of consultation with the general public.

It is recommended that targeted consultation meetings are held with Transit New Zealand, Toll Holdings Limited, On-Track, Kai Tahu, and the Otago Regional Council. It may be appropriate for DCC Community and Recreation Planning, DCC Transportation Planning and the education providers in the vicinity to also be met with during this round of consultation. Each of these organisations is likely to have discrete concerns that are of a technical nature, and which are of little relevance to a number of other parties. As such, it is appropriate that these parties have the opportunity to provide independent feedback on the proposal at an early stage.

It is recommended that the more general round of consultation that is undertaken includes the owners and/or occupiers of properties that comprise the site, which are not currently owned by CST, and property owners and occupiers of land immediately surrounding the proposed site, including land in Magnet Street, Minerva Street, Anzac Avenue, Union Street and Ravensbourne Road.

It would also be beneficial for the parties to be able to take information on the proposed stadium away, and it is therefore recommended that an A4 brochure is prepared. This would enable individuals to give further consideration to the proposal, and provide them with a contact point should they wish to provide further feedback subsequent to the meeting.

The provisions of the plan change, and its supporting documents, should reflect the feedback obtained during this consultation. Taking such an approach may reduce the number of submissions received during the more formal consultation process, which in turn reduces hearing time, deliberations required, and may alleviate some of the concerns of parties that are likely to take the matter to the Environment Court.



Figure 2-77. Land Acquisition Plan

2.6 Land Acquisition

Parcels of Land

In order for the new stadium development to proceed the land parcels highlighted in Figure 2-77 have been identified as being required.

Since the inception of CST, discussions have taken place with both owners and occupiers of these sites to ascertain the issues associated with acquiring the parcels of land.

2.7 Programme

Programme Overview

Development of the multipurpose facility at Awatea Street can be achieved by the Rugby World Cup in 2011. Significant challenges exist which will need to be overcome to ensure that this date is achievable. Overcoming these challenges will require strong and proactive collaboration by the key project partners: CST, DCC, ORC, University of Otago and ORFU.

The dominant constraint in the programme is the late sign-off by the ORC of their involvement and contribution to the development, this is currently forecast for July 2008. This delayed sign-off increases the period of uncertainty carried by the early project funders, being principally DCC. The programme is based on DCC providing the necessary funding to maintain progress on the development. This is the role undertaken by Wellington City Council (WCC) with their multipurpose stadium, where the WCC provided working capital of \$15M in 1996, two years ahead of construction commencement, in order to enable the development to be progressed and the challenges overcome.

Master Programme

Included in the appendices is the detailed master programme for the proposed development of the Awatea Street Site. For ease of reference the following Milestone dates have been extracted from this programme:

Submit Masterplan Feasibility to Project Stakeholders	February 2007
ORC and DCC begin consultation process	February 2007
Concept Design	March 2007- July 2007
DCC Commitment to Project	July 2007
Submit Plan Change and Resource Consents	July 2007
Continue Developed and Detailed Design	July 2007- July 2008
Construction Procurement	March 2008
Plan Change Notification	May 2008
ORC Commitment to Project	July 2008
Unconditional Land Purchase	July 2008
Private Sector funding achieves threshold	July 2008
Construction Cost accepted	July 2008
Commence Construction on site	September 2008
Construction Practical Completion	December 2010
Stadium Trials Complete and Stadium Ready for RWC	February 2011

Understanding the Programme Risks and Assumptions

Securing the land

The programme assumes CST has executed a conditional Heads of Agreement with all land owners by mid 2007. Details of these conditions will be determined during the next phase of the project. However, to minimise risk to CST and the project partners, one of the primary conditions will be obtaining an acceptable Plan Change Notification and ORC funding

Proceeding with the Plan Change application prior to resolution of the public consultation process

Although the stadium will be a multi-use facility, one of the primary focuses is to have the stadium fully operational prior to the RWC 2011. To achieve this deadline, it is essential for the Plan Change process to begin as soon as possible. This will allow a Plan Change to be submitted immediately after DCC has approved the project in July 2007. It is difficult to determine the exact duration for resolution of a Plan Change application, but, based on the information available and the expectation of a strongly collaborative approach with DCC, this duration has been estimated to take twelve months. For integration of the University and commercial space at this site it is assumed that the Plan Change will be accepted to allow the proposed activities.

ORC commitment to the project

It is assumed ORC's commitment to this project will not be known until July 2008. This is a major risk to the project as this milestone falls on the programme critical path. Any movement on this date will affect the completion date for this project. ORC's commitment impacts on funding certainty for the project. Without this ORC commitment, CST is unable to enter into unconditional Sale and Purchase Agreements for the land or commit working capital for placement of building works contracts. This places further risk on CST and other project partners during the period of March 2007 through to July 2008 to obtain working capital to progress the developed design, procurement and land acquisition.

DCC commitment to the project

CST will need to progress the concept design to enable the Plan Change to be submitted prior to DCC providing their commitment to the project. Working capital will need to be provided to enable this to happen over the period between March and July 2007.

The Programme also assumes CST will continue the design through the period July 07 to July 08, enabling the Plan Change to proceed, and later on continue to the procurement stage. Effectively this means the funding provided during this period will be at risk until such time as ORC commits to the project (refer to section 2.10 for further commentary on cashflow), the land Sale and Purchase Agreements become unconditional, private funding achieves the required threshold and a viable building contract(s) is obtained.

Obtaining regional resource consents

Regional Resource Consents will also be required. The programme assumes all relevant consents will be obtained within the statutory Resource Consent periods.

Design Period

The design periods indicated in the programme have a minor element of flexibility. The ORC commitment date and Plan Change periods are dictating the critical path for this project. Design periods have been inserted to reflect comfortable design durations for the various stages of the project. If through further investigation and consultation the Plan Change period could be reduced or the ORC commitment date advanced, then the design duration could be reassessed to suit a revised programme.

Construction Period

Based on the information available, the construction period has been estimated to be 26 months. This period assumes CST place an enabling works package to complete necessary demolitions and site works to provide adequate access into and around the site. An off site pre-fabrication contract will also be placed to accelerate construction on site. During the next stage of the project, the construction periods will be tested with local contractors when further detailed information is available.

Stadium Trials

Following Practical Completion a period of 6 weeks has been identified to perform stadium trials and identify any aspects that may require minor modification to ensure a successful running of a full capacity event.

Omission of the Roof

An alternative to option 1a is to omit the roof to the stadium pitch. A detailed Master Programme for this option 1b has been included in the appendices. In principle all durations remain the same as the pre-construction activities all remain unaltered. A Plan Change will still be required for the integration of the University and commercial activities and the ORC commitment date remains as per option 1a.

Based on the information available the construction period is estimated to be reduced by approximately two months, resulting in a practical completion date of October 2010. This assumption will be tested in further detail during the next stage of the project to fully understand the effects on the structure and construction methodology.

The programme risks for this option are the same as above.

