

**Notice of person's wish to be party to proceedings
Section 274, Resource Management Act, 1991**

Reference ENV-2018-AKL-000078

1. The Auckland City Centre Residents' Group (CCRG) gives notice under section 274 of the Resource Management Act (RMA) 1991 that we wish to be a party to the direct referral of an application from Panuku Development Auckland Ltd (Panuku) and Auckland Council (Council) for resource consent for the necessary infrastructure and related activities associated with holding the America's Cup in Auckland.
2. The CCRG is a body of persons that has an interest in the proceedings that is greater than the interest that the general public has. It is an incorporated society (No. 1839656) that was established in 2005, initiated by the then Auckland City Council, as the Central Business District Resident Advisory Group (CBDRAG). The name was changed in 2016 following Council's change of reference for the area from Central Business District to City Centre – see also www.ccr.org.nz.

The primary function of the CCRG is to represent the interests of residential property owners within the city centre who pay the targeted rate established by Auckland City Council in 2004. The rate, referred to as the City Centre Targeted Rate (CCTR) is paid by all business and residential properties within the city centre boundary.

Heart of the City (HoTC) are the entity that represents the interests of the business properties that pay this rate and they, along with the CCRG, have representation on the Auckland City Centre Advisory Board (ACCAB). The rate collects some \$22m annually and this pays for a considerable portion of the public realm improvements and streetscapes in the city centre and waterfront space.

The ACCAB meets monthly and makes recommendations to Council on the allocation of CCTR funds for various projects and their priority. In addition, a range of other issues that impact on the city centre are discussed such as the Central Rail Loop and transport generally, major events like AM36, APEC conference in 2021, input to Council planning documents and arts, cultural and social initiatives in the city centre.

3. We are not trade competitors for the purposes of s308C or s308CA of the RMA 1991.
4. We are interested in all of the proceedings referred to the Court but have refrained from submitting on areas where we have no expertise such as wind patterns, tidal impact, wave movement and similar factors.

Our mandate is to advocate for the provision of adequate and appropriate public open space and amenities that meet the current and future needs of city centre residents for access to, and around, their waterfront.

Our primary submission is that Auckland should have a purpose built space for maritime events such as the Americas Cup and that this should have been planned, consulted and agreed on years ago. Large amounts of public money was spent on developing excellent facilities for the 2000 and subsequent Americas Cup challenges and those facilities delivered two great events and lots of excellent public open space.

When Team NZ lost the cup, Auckland Council chose to sell most of the cup village spaces for commercial and residential development thus leaving no facilities for any subsequent event. The outcome is that the TeamNZ win in 2017 has resulted in a panic reaction to find temporary arrangements that will not permanently compromise the future of the waterfront area.

We think that Auckland deserves better than this, so many of our comments are directed toward the need for a 'whole of waterfront' approach that provides for long term planning and development of the Auckland waterfront. This needs to include the entire land, wharf and water space between the Auckland harbour bridge in the west and Teal Park in the east.

Currently the Auckland Waterfront Plan is the single document that should contain these plans and we are aware that the 2012 document has been 'refreshed'. Page 14 of that document, approved by Council in September 2017, shows a surprise new extension of Hobson wharf. However, that document has not been the subject of any public consultation so, until that happens, we believe that all parties are required to work within the parameters of the existing one.

The Auckland waterfront does not belong to Council, it belongs to all of us, and the public are entitled to consider what they want it to look like, and provide for, within timeframes that allow for appropriate consultation, discussion, reflection and agreement.

The CCRG generally **supports** the proposal to utilise current vacant space on the, yet to be redeveloped, Wynyard wharf area as the most appropriate temporary solution for the hosting of AM36. Panuku have done well to limit the impact of the event on the waterfront area and to prevent any extensions into the harbour. However, we believe a blanket 10 year time frame is unnecessarily limiting, and we propose that a 5 + 5 year term is the best option as this provides for adequate consultation related to any future development of Hobson wharf and also coincides with the release of the current leases on Wynyard Point.

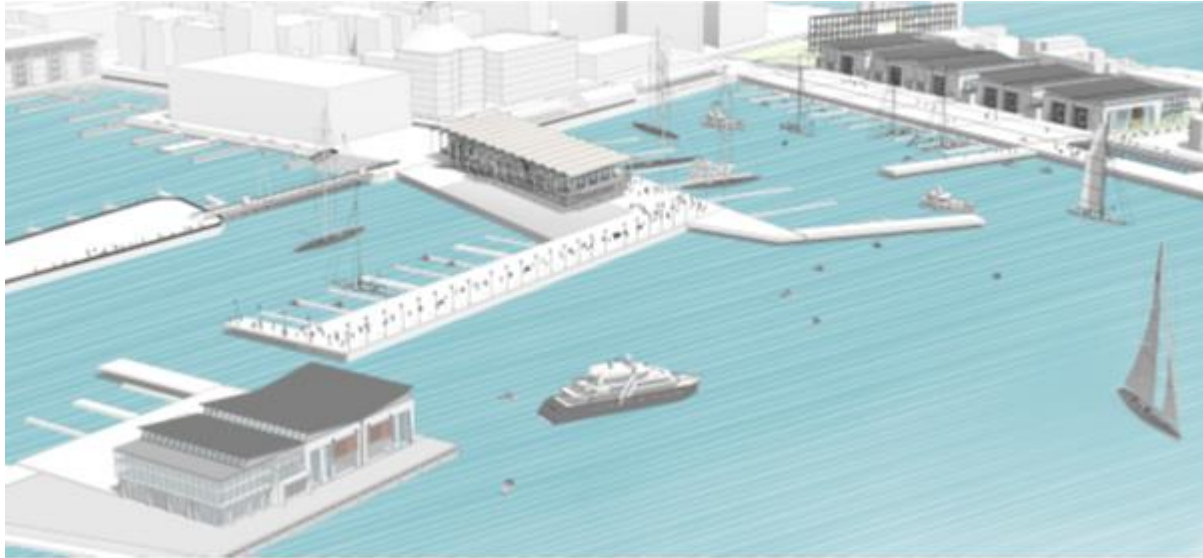
This provides adequate planning time for Council to design, and consult on, a more permanent long-term maritime events facility on Auckland's waterfront that will eliminate the need for ad hoc one-off developments such as the AM36 proposals currently being considered.

We **object** to any extension of Hobson Wharf on the northern end as it is neither necessary nor desirable to have this in that location. It also does not concur with the vision or strategies of the current 2012 Waterfront Plan. Panuku have not provided adequate evidence that any extension into the harbour is needed to accommodate an Americas Cup challenger. There is plenty of protected water space on the western side of the existing Maritime Museum behind the Halsey breakwater that could accommodate the facilities required – if of course these are needed in terms of the final number of challengers.

We believe that building a challenger site behind the existing breakwater will provide a much better public open space for the long term as it flows readily from, and onto, the other public spaces on Eastern Viaduct and Te Wero Island. The legacy from this proposal would allow for the opening up of the daunting, and quite ugly, western wall of the Maritime Museum – an outcome that would also provide better visibility of the museum.

The UNIO Environment report relating to Hobson wharf states – *A 74m extension of Hobson Wharf is required for one syndicate* and the Alternative Summary states - *A 74m event space is retained on Hobson Wharf which has the potential to be utilised for a range of purposes*. The Hobson Wharf extension, four breakwaters, wave attenuation structures and under wharf works are proposed to be consented for 35 years.

From the Moller and Associates sketch below, the building proposed on Hobson wharf is surprisingly larger than any of those on Wynyard wharf – including the double bases. No comment has been provided as to why this is the case but it certainly raises questions as to what the real purpose of the building is.



The Urban Design Report similarly raises concerns about how useful this extension into the harbour might be as an open space given that it is very exposed to unfavourable weather conditions -

In legacy mode the new much larger wharf space will be suitable primarily for large events as well as for everyday marine-industrial use. Open and flexible, it will be suitable for erecting temporary structures and service vehicles used for events. However, following removal of the Base B building and the consequent absence of shelter and edge activation, as a large exposed open space, its attraction for day to day use is likely to be low.

This might be addressed if activity on the wharf is curated with a program of events and attractions and provided for with suitable furniture. Day to day recreational use is likely to be to walking, or occupying edges. Attention should be given post-event to ensuring suitable design work is undertaken to provide for 'moments' of occupation, probably related to the eastern and southern edges and the breakwaters.

The Legacy Report states –

It is anticipated that following the 10-year consent period and the removal of Base B from Hobson Wharf, public access will be retained around (my emphasis) the Hobson Wharf extension and the new breakwaters. The extended pedestrian promenade will enable people to enjoy the projecting views out to the harbour and across the sheltered water space, delivering a different pedestrian experience from the existing east-west journey along the Quay Street axis. The future uses of Hobson Wharf could be in conjunction with the existing buildings owned by the council group and presently occupied by the New Zealand Maritime Museum. Other options are possible, including a new standalone building, a connection to the existing building, or a redevelopment of the entire wharf.

From the above, and with particular reference to public access being retained around the Hobson Wharf extension questions whether there is any intention to remove a building from that site and/or to provide for the public open space referenced in some of the legacy proposals.

We cannot accept that the accelerated process (s87 RMA) required for AM36 should be used as a means of avoiding more detailed public scrutiny for any proposed, but not publicly available, development on the 74m extension to the northern end of Hobson Wharf such as a hotel, residential apartments, museums, TeamNZ's permanent home or similar activities.

The 74m extension is either needed for AM36, or it is not, and we submit that Panuku have failed to demonstrate that this is the case given the availability of suitable spaces inside the existing break-water that is capable of accommodating a double Americas Cup base.

As previously indicated, we do want to see a permanent maritime event space on the Auckland waterfront and we would also support improvements to the existing Maritime Museum and/or a Maori/Polynesian cultural centre. This idea is alluded to in a recent Stuff article related to Ngāti Whātua Ōrākei's decision to drop opposition to the America's Cup base building and making reference to legacy infrastructure.

However, like any other development around the harbour these need to be justified on their own merits and be subjected to wide public scrutiny and discussion. Attempting to predetermine outcomes by extending into the harbour on the pretext that it is needed for the AM36 event is an abuse of the RMA fast track process Panuku have applied for. The specific purposes of this process, in this circumstance, is to manage the timeframes required for essential infrastructure development so that Auckland can host the Americas Cup event in 2021 – it should not be used as a tool to predetermine developments that are not in current planning documents, and that the people of Auckland have not had the opportunity to consider for their waterfront.

5. The CCRG agree to participate in mediation or other alternative dispute resolution of the proceedings.

Dated at Auckland 10 July 2018

Noelene Buckland
Chair CCRG
www.ccr.org.nz

Address for Service
P O Box 106 667
Auckland 1143
021 449995
nbuckland@xtra.co.nz