

Form 33
Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
Auckland

I, Frances Stead, wish to be a party to the following proceedings:

- Panuku Development Auckland Limited and Auckland Council ENV-2018-AKL-78

I am a person who made a submission about the subject matter of the proceedings.

I am not a trade competitor for the purposes of [section 308C](#) or [308CA](#) of the Resource Management Act 1991.

I am interested in all the proceedings.

I am interested in the following particular issues:

The time duration of any Resource Consent granted, conditions under which any buildings are allowed to be constructed on Hobson Wharf, and the conditions for events.

I conditionally oppose the relief sought (application) because—

- 1) Any resource consent for construction of a shed on Hobson Wharf is that this is allowed only after all sites on Wynyard Point have been fully utilised.
 - a. A substantial part of the cost of this project comes from the 74m extension to Hobson Wharf. This money should only be spent if it is actually necessary.
 - b. All the significant negatives of this resource consent relate to the wharf extension and shed construction on Hobson Wharf.
 - c. The historically strong commitment from the government and Auckland Council to prevent further encroachment into the Waitematā Harbour should continue to be honoured.
 - d. It seems unlikely that all the five bases planned on Wynyard Point will be taken up by the Challenger syndicates (as of time of writing just three potential challengers have been confirmed and accepted).
- 2) Auckland Council limit the granting of any resource consent to only the 2021 America's Cup defence.
 - a. This follows 'accepted practice' of the other Councils recently involved in America's Cup regattas: Both San Francisco's and Bermuda's Hamilton Councils were very specific in their resource consent approvals to limit them to *only* the period of *one* America's Cup regatta).
 - b. The re-industrialisation of the Viaduct Harbour area, and in particular Hobson Wharf, is significantly detrimental to the enjoyment and environment of the central harbour area for both Aucklanders and tourists. The major attraction of the Viaduct Harbour area is the uninterrupted wide view of the Waitematā

Harbour and of Rangitoto's volcanic cone. These will be significantly reduced for at least 10 years, and probably permanently, with approval of this resource consent.

- c. This resource consent application is specifically arising from the plan to host the America's Cup defence in Auckland in 2021. It has received Auckland Council support as an exception to the Unitary Plan for that time period only and should be strictly limited accordingly.
 - d. We know how good 'pop ups' can be as quality temporary structures, however, this has to be planned from the start to be efficient. There is a very real risk that a 'temporary' 10 year resource consent will lead to effectively a permanent building on Hobson Wharf.
 - e. The expert view of 70 of Auckland's top architects and designers, who opposed the previous resource consent applications for sheds on both Halsey and Hobson wharves, are still relevant to this application and should not be ignored.
- 3) That all above-wharf structures that are ultimately constructed on Hobson Wharf are dismantled and removed within 90 days of completion of the AC36 regatta races.
- a. Bermuda's Hamilton Council and San Francisco's Council established 'accepted practice' by insisting sheds were dismantled immediately after their respective AC regattas. Their excellent example should be followed by Auckland Council and any shed structure on Hobson Wharf be constructed as a 'pop-up' and dismantled immediately after the regatta.
 - b. Decommissioning the Hobson Wharf shed after AC36 in 2021 is greatly preferable to allowing it to stay as a visual eyesore for two or three years between regattas, even if Auckland Council wish to keep open the option of hosting a subsequent America's Cup regatta in Auckland.
 - c. Auckland is the only America's Cup hosting city that has planned to put a boat shed in a prime tourist, residential and non-industrial area in the centre of the city. Despite this, the other cities still insisted their sheds were dismantled after racing finished. There is surely a much stronger argument for Auckland insisting on the same stipulation as a condition of any resource consent for a shed on Hobson Wharf.
 - d. If ETNZ successfully defend the Cup in 2021, then the options for any future hosting of the AC37 regatta can be considered on their merits at that time.
 - e. 'Pop-up' buildings are now common practice.
- 4) That any Event Management Plans include the affected Residential Body Corporates in their consultation process.
- a. The local residents are major stakeholders in this area and will be significantly affected by events around the America's Cup. The main local residential complexes are The Parc, The Point and Lighter Quay.

I agree to participate in mediation or other alternative dispute resolution of the proceedings.

A handwritten signature in black ink, appearing to read 'Frances', written in a cursive style.

Signature of person wishing to be a party
(or person authorised to sign on behalf of person wishing to be a party) Not required if
lodging by email

Date: Saturday, July 14, 2018

Address for service of person wishing to be a party:

Telephone: +33 7 88 55 75 05 (France), +64 21 666 555 (New Zealand)

Fax/email: frances@cliftoneventers.com

Note email form to;

The Environment Court – EnvironmentCourt@justice.govt.nz

The Applicant – Panuku americas.cup36@simpsongrierson.com

The Council – allan@brookfields.co.nz

If you wish to use post instead;

Environment Court
CX 10086
Auckland

Or

Environment Court
PO Box 7147
Wellesley Street
Auckland 1141

The Applicant – Panuku

Panuku Development Auckland
C/- Simpson Grierson
Private Bag 92518
Auckland 1141
New Zealand
Attn: Bill Loutit – Partner

The Council

Auckland Council
C/- Brookfields Lawyers
PO Box 240
Shorland Street
Auckland 1140
Attn: Matthew Allan - Partner