

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, Richard John Gladwell, 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:

1. No long-term base provided for Team New Zealand
2. No long-term plan in place for Wynyard Point or the Viaduct Harbour which would facilitate the hoisting of future America's Cups, other major water sports events and other hosting of maritime events. Current Long Term Plans show a substantial portion of Wynyard park being given over for apartments and similar use consistent with that which has swallowed the whole of the area created for the 30th and 31st America's Cups.
3. No provision for servicing Superyachts (although this is covered in a separate application from Panuku Developments, Orams Marine and the use of Site 18). However, this Application has not yet been granted.
4. Water space between Halsey Street and Wynyard Wharf is unlikely to be suitable for teams and berthage due to excessive water movement in certain wind directions.
5. No position is shown for Media Centre in the plans (originally the Media Centre was intended to be in the Viaduct Events Centre) – it needs to be a substantial building capable of withstanding strong winds without the need for evacuation. It also needs to be relatively soundproof which was a significant shortcoming of the working media centre in Bermuda. It also needs to be located close to teams and media for media conferences and the like. Also needs to be a short distance from media boats and bases so expensive electronic kit can be carried without suffering water damage in unexpected inclement weather. Similar comments apply to the International Broadcast Centre (IBC)
6. Location of bases is similar to the earlier "dispersed model" which was rejected as a planning option. Movement between the area covered by the bases was very difficult and time-consuming during the Volvo OR stopover due to slow-moving crowds and waiting for the Te Wero Bridge. Similar issues exist along North Wharf.
7. Use of public transport must be an imperative and easy. This was an outstanding feature of Bermuda – but only moved 10,000 spectators.

8. Security does not seem to be factored into planning and overall dispersed layout. At this level of a regatta, it is normal to have a military lockdown or as a minimum airport-level security. Bermuda had a single entry point to the village and base area.
9. In my view, it is unlikely that superyachts and J-class will wish to be so close to the public of reasons of personal security, privacy and preventing objects from being thrown at the boats. In Bermuda, the superyachts were not close to the public, and the one area that was available was used only occasionally until the boats could move elsewhere.

I support the application in principle because:

1. The facility is essential to host the 36th and subsequent America's Cups in Auckland.
2. The facility needs to be viewed and design approached from the perspective of integrated use and requirements of the various users rather than the approach which has been taken which is to create a politically acceptable sized area of land which can be used for bases.
3. In my view, the earlier proposal from Team New Zealand to house all teams and bases on Halsey and Hobson wharves is superior to this plan. It gives a better legacy use; is clean construction without the legacy issues of Wynyard Point; is more centralised; it allows the Viaduct Events Centre to be used for Event Administration, a media centre and as the IBC and other uses. This would create a single primary point of entry for security.
4. If Team entries are less than six or seven, then the proposal to base all teams on Hobson and Halsey Street Wharves can be adjusted to suit the required space and would also create a single point of entry for security.
5. The area of water between Wynyard Point and Princes Wharf has little value for recreational use due to excessive water movement and wind shear. While it is reasonable to try and reduce additional wharf extension – such structures would improve the use of the area for water sports as they provide sheltered water. Views across the area are overstated and are much better from the end of Wynyard Point and Princes Wharf.
6. There seems to be no viable plan in place for the relocation of fishing boats, seaplanes and Car ferries from the time the teams arrive in Auckland in August-October next year to get a full summer of sailing in 2019/20 ahead of the America's Cup regatta in 2020/21.

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

..... 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: July 10, 2018

Address for service of person wishing to be a party:

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Contact person: Richard Gladwell, Director, Sail World NZ Ltd

Note email form to;

The Environment Court – EnvironmentCourt@justice.co.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
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Wellesley Street
Auckland 1141

The Applicant – Paunuku

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Attn: Bill Loutit – Partner

The Council

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