

Auckland City Centre Resident's Group

Americas Cup Ferry and Fishing Industry Relocation (FFIRF): Submission

Submission from Auckland City Centre Residents' Group (CCRG) on:

Resource Consent Application **BUN60313923**

Panuku Development, Auckland.

Address for Service:

Simpson Grierson, Private Bag 92518, Auckland 1141, Attn: Bill Loutit

Americas.cup36@simpsongrierson.com

Background

The Auckland City Centre Residents' Group (CCRG) was established some twelve years ago, along with Heart of the City, to provide a voice for those residential and business properties who pay the targeted rate that funds major street upgrades and improvements in the city centre.

As members of the Auckland City Centre Advisory Board we have recently endorsed the allocation of \$20m to the upgrades of Lower Albert Street, \$10m to Lower Queen Street, \$17m to Britomart streetscapes and \$23m to Quay Street upgrades as a means of creating strong connections between the city and the waterfront.

Context

In 2017 Team New Zealand (Team NZ) won the America's Cup for the third time – a fantastic achievement that we are all very proud of especially as the helmsman, Peter Burling, was the youngest to ever win that coveted cup.

From their own website we also note -

- New Zealand is a world leader in the design and building of yachts, masts, sails and gear allied to a global world-wide reputation for re-fitting super yachts
- New Zealand is at the forefront of technology surrounding the America's Cup - the highly innovative wing sails, foils and several other key components have been designed and built in New Zealand
- The Viaduct Basin, developed for the 2000 America's Cup in Auckland, has become the hub of city dining and night time entertainment - a lasting legacy of the event.

Based on these achievements, we support Team NZ's contention that Auckland should have a permanent base for marine events that reflects our history, our diversity, our aspirations and our waterfront vision.

The Problem

New Zealand wants to celebrate with Team NZ and host the best America's Cup defence.

However, the Viaduct Basin that provided such a wonderful venue for previous defences has been built on – buildings that were approved by Auckland Council and its' predecessor, Auckland City Council. Also, the Team NZ base located on land owned by council, was demolished to make way for a 3,500m² Gateway Plaza.

There is now not enough space left for the America's Cup bases on the preferred Viaduct/Halsey location, including a permanent one for Team New Zealand.

Because of this, Auckland Council's development arm, Panuku, has submitted applications for resource consents that propose substantial extensions of Halsey and Hobson wharves into the harbour, as well as the **relocation of the fishing and car ferry industries**, in order to replace the space previously developed specifically for hosting maritime events such as the America's Cup.

The people of Auckland have made it very clear that they do not want any more extensions into their harbour, and, the New Zealand government hold the same view. CCRG support that position.

The Planning Background.

In 2011 Auckland Councils sought and received public submissions on their award-winning Waterfront Plan 2012. This document, along with others such as the City Centre Masterplan 2012, form the blueprint for delivery of the projects and place-based improvements that give effect to the aspirational Auckland Plan 2012. Much of these Plans was adopted into the statutory Unitary Plan.

The vision for the Waterfront Plan states -

"A world-class destination that excites the senses and celebrates our sea-loving Pacific culture and maritime history. It supports commercially successful and innovative businesses and is a place for all people, an area rich in character and activities that link people to the city and the sea".

Page 14 of the Waterfront Plan outlines the aspects that people said would achieve that vision and make them proud of their Waterfront –

1. Making the waterfront more people friendly
2. **Increasing public access** and providing more public spaces, focusing on cycle ways and walkways
3. **Improving public transport services** and connections (including ferries and trams)
4. Making the waterfront more attractive and appealing to visitors
5. Celebrating its identity and character
6. **Retaining the working waterfront**
7. The quality of development of the Wynyard Quarter made so far.

From the above, five goals were agreed that will achieve the vision and promote a balance of sustainability, resilience and productivity –

1. A **blue-green** waterfront
2. A **public** waterfront
3. A **smart working** waterfront
4. A **connected** waterfront
5. A **liveable** waterfront

Of necessity, all proposed developments in the waterfront area must deliver on the above so our comments will be directed toward those aims.

NOTE: We are aware that Council has proposed changes to the Waterfront Plan but, as there has been no public consultation on that yet, we are assuming the 2012 document is what all parties are working with and referencing to as well as the Auckland Unitary Plan Operative in Part 2016 .

The Resource Consent BUN60313923

To facilitate the America's Cup base infrastructure requirements, the relocation of the ferry and fishing industry berthage, currently located on Wynyard Wharf, Halsey Street Extension wharf and the Western Viaduct, would entail moving to the western side of Wynyard Point. Resource consents are sought to establish a new facility (the Ferry and Fishing Industry Relocation Facility) for the Auckland Fishing Fleet (Moana Fisheries) and Sanford and SeaLink in this location. The proposal requires various land use consents and regional permits under the Auckland Unitary Plan: Operative in Part and the Auckland Council Regional Plan: Coastal Plan. Overall it is a non-complying activity.

The new facility will involve the construction of a purpose-built facility on land and within the coastal marine area adjacent to 108 Hamer Street (referred to as the Hamer Street Yard).

Our Submission

In line with the Waterfront Plan, we expect major developments within that realm will make reference to a 'whole of waterfront' approach. How this is done is less relevant than the visibility that it has been done, together with a deliberate policy reference to deliver on the agreed goals for the waterfront.

We have not been able to see that connection in this resource consent application. We believe that moving the fishing industry and ferry activities to the western side of Wynyard Point is not consistent with Plan goals of a smart working waterfront, connected waterfront, a public waterfront and a liveable waterfront. Indeed almost all of the proposed activities and structures are deemed controlled, discretionary, restricted discretionary and non-complying under the Auckland Unitary Plan: Operative in Part and the Auckland Council Regional Plan: Coastal Plan. Non-complying activities include the maritime passenger operations (ferries), the associated larger than allowed offices and more parking than allowed. Here we go again, more parking in a city centre already heavily congested and trying desperately to reduce traffic and associated parking.

The land and water rights for the FFIRF are held by Panuku Development (Auckland Council) and are designated 505 Public open space (Headland Park). **This is public property.** The future Headland Park, as shown below in a 2010 plan, did not provide for a ferry operation within the Park. The people of Auckland have been patient, knowing that the development of Headland Park and public spaces on Wynyard Point depended on the expiration of leases and removal of bulk storage facilities which have been there for decades. Now it appears that the trust and faith in Panuku Development (Auckland Council) is to be rewarded by encroaching on a promised Headland Park with private use of public property.



The applied-for 35 year duration of the permit does not sound like a temporary solution to a need which might not last beyond 2021.

Based on these observations, we are not able to support the proposals contained in resource consent application BUN60313923 and request that they be declined.

Our Proposal

We support Team New Zealand's contention that Auckland should have a permanent base for marine events such as the America's Cup and the Volvo Ocean Race. A permanent clean, clear site would provide some of the best waterfront seascapes and public open space in the world – a major step to achieving our goal of a world class waterfront. A Headland Park, as first proposed more than a decade ago, is a major part of the grand plan to deliver that goal.

Since Americas Cup FFIRF and its accompanying Americas Cup AC36 resource consent applications were submitted in mid-January, there have been at least three more substantive plans brought forth for public discussion. Each of these presents some good ideas if we exclude proposals to use Beaumont Street/Westhaven sections, currently working waterfront, as America's Cup bases. Many of these would allow the fishing industry activities to remain where they are in the Viaduct Quarter. Might Teal Park or elsewhere on the waterfront be used for a temporary relocation of the ferry?

We wish to be heard in support of this submission.

Noelene Buckland, Chair

Auckland City Centre Residents Group

Address for Service:

PO Box 106 667, Auckland 1143

Attn: Adam Parkinson, Secretary

aklccrg@gmail.com

14.03.18