

## Pre-Application Minutes

Pre-Application No. PRR00040436		
<b>Date of request</b>	11/5/2023	
<b>Customer</b>	EKE Panuku Development Auckland Limited	
<b>Contact details</b>	<b>Phone</b>	Mark Vinall: 0272808281
	<b>Email</b>	mark.vinall@tattico.co.nz
<b>Site address</b>	85-89 Quay Street Auckland Central Auckland 1010	
<b>Proposal</b>	Obtain s12 coastal occupation permits to replace existing POAL s384A coastal permits for area Eke Panuku relies on for its operations on Auckland Downtown Waterfront (Queens wharf, Hobson Wharf, Viaduct and Onehunga).	
<b>Plans and information</b>	Plans prepared by Eke Panuku	
<b>Link to documents</b>	<a href="U:\COO\Resource Consents\Central Resource Consenting and Compliance\1 Consents\City Centre\Preapplication meetings\2023 Preapplication Meetings\Quay Street, 85-89, Auckland Central">U:\COO\Resource Consents\Central Resource Consenting and Compliance\1 Consents\City Centre\Preapplication meetings\2023 Preapplication Meetings\Quay Street, 85-89, Auckland Central</a>	

### Meeting Record

Meeting Record	
<b>Date and Time</b>	1 June 2023 @ 14:00-15:00
<b>Council Officers</b>	<ul style="list-style-type: none"> <li>• Karen Long – Team Leader City Centre (Resource Consents)</li> <li>• Bradley Peens – Intermediate Planner</li> <li>• Alan Moore – Principal Specialist</li> <li>• Kala Sivaguru – Senior Specialist</li> </ul>
<b>Customer</b>	Eke Panuku (EP) <ul style="list-style-type: none"> <li>• Panjama Ampanthong</li> </ul>
<b>Agent</b>	Tattico <ul style="list-style-type: none"> <li>• Mark Vinall</li> </ul>
<b>Additional Information provided at meeting</b>	Input below.

## Preliminary view on outcome / process

A summary of the proposal was provided by the agent:

- *Eke Panuku relies on Ports of Auckland's s384A coastal occupation permit for its operations on the Downtown waterfront and at Onehunga. Ports s384A permit expires on 30 September 2026.*
- *Panuku proposes to seek three new occupation permits for occupation of those parts of the waterspace currently occupied under Port's s384A permit (within Waitemata and Manukau harbour). The three areas are Hobson Wharf, Queens Wharf and Onehunga Wharf as illustrated in the diagrams. As each waterspace area has different activities, issues and waterspace users, and the areas are not contiguous, separate coastal permits will be sought, rather than bundling together all occupation areas into a single application.*
- *Details regarding whether the applications will seek exclusive occupation and include uses and activity is still being worked through, although it is likely that exclusive use will be sought for buildings and waterspace relating to berthage where public exclusion is required for operational and health and safety reasons. Use and activities may be included if not provided in the Unitary Plan coastal zone and relevant precinct overlays.*
- *Panuku has engaged with Port's and applications for the new coastal permits will be lodged with their agreement and written approval (as existing occupation permit holder).*
- *Panuku is also reviewing the coastal permit associated with the inner and outer Viaduct Harbour. This is being progressed separately given the Waterspace Management Agreement with Viaduct Harbour Holdings Limited.*
- *Engagement with Panuku's Mana Whenua Forum will commence shortly and the requirements under the Marine and Coastal Areas Act will also be carried out. Consultation with the wider Auckland Council family (Tataki, Auckland Transport etc.), other statutory bodies such as Heritage New Zealand, existing waterspace users and parties will also be undertaken.*
- *Timing for lodgment is later this year/early next year depending on issues raised during consultation.*

Notes from meeting:

- Section 12 occupation permit required to be lodged before expiry of Section 384A permits.
- 3 separate applications will be lodged for each area as the stakeholders, tenants, ownership, etc. are all different. The necessary effects for each can be properly assessed.
- Regarding lodgment, submission may be staggered depending on where each process is and what information is outstanding.
- Hobson Wharf:
  - Ownership is with EP. Auckland Unlimited operate the museum and the water space. EP run the space to the west of the museum. POAL have an interest in the western side of Princes Wharf.
  - The coastal permit lines need to be refined to align with the existing needs (in consultation with POAL and Auckland Unlimited).

- Feedback from Council's specialist (AM) is that the proposal makes sense but agrees that the boundaries of the permit must be cleaned up to fit the current need.
  - Queens Wharf:
    - Occupation required for the structure and piers (POAL to retain eastern side for cruise berthage).
    - Feedback from Council's specialist (AM) is that the proposal makes sense. AT might be undertaking a similar process.
  - Onehunga Wharf:
    - Contains Port related facilities (including Holcim Cement works).
    - Seeking a permit for the Wharf itself and space around the berth.
    - Noted there are some heritage listed buildings.
    - Feedback from Council's specialist (AM): the proposal makes sense.
  - Need to check Chapter F2 rules in Table 8 for occupation and (A22) in the Central Wharves Precinct Chapter.
  - Currently undertaking various engagements with Mana Whenua, POAL, affected stakeholders (including the Crown, New Zealand Heritage, Harbour master, wharf utility operators, fishing industry, Maritime NZ, Holcim and other lease holders, tenants, AT (Ferries) Cruise Industry, VHHL (obligations in respect to outer Viaduct Basin.)
  - Regarding the outer and inner Viaduct Basin, MV confirmed VHHL have an interest in the inner Basin also.
  - EP will be requesting occupation for the maximum of 35 years.
  - The applicant is currently investigating whether exclusive occupation is necessary. It might be required for certain areas due to factors such as Health and Safety. It was noted by specialists that for some buildings/areas exclusive occupation probably will be necessary (to restrict access, charge entry fees, customs, etc.).
  - All the specialist and expert reports need to be compiled.
    - suggested to check matters of discretion and provide the information that speaks to this.
    - Structural condition reports will be provided.
- Agent is mapping existing consents – any gaps that have not been applied need to be resolved. History, background, existing and past consents will be provided with the applications.

## Resource Consent Strategy

### Application Documentation

Your consent application must include an [Assessment of Environmental Effects](#) (AEE). An AEE is a written statement identifying the effects of

	your proposed activity on the environment, and information on how you might negate or modify these effects.
<b>Specialist Assessments</b>	<p>You may need to provide written specialist report(s) to support your application, depending on the scale and significance of your proposal.</p> <p>It was recommended in the meeting that the matters of discretion guide the specialist reports to be requested.</p>
<b><u>Engaging with mana whenua</u></b>	Agent has started the process.
<b>How to apply</b>	You are encouraged to apply <a href="#">online</a> . This will save time and printing costs and you can track the progress of your application.
<b>Fees and deposit</b>	<p>You must include the relevant lodgement deposit with your resource consent application, to cover initial application processing costs.</p> <p>If the actual cost is less than the deposit amount, we will refund the difference.</p> <p>If the actual cost exceeds the deposit amount, which happens in most cases, we will invoice you for the additional costs.</p> <p>The <a href="#">deposit calculator</a> gives an estimate of the deposit required.</p>

## General Information

### Important Information

The purpose of a pre-application is to facilitate communication between applicants and the council so that the applicant can make informed decisions about applying for consents, permits or licences. The views expressed by council staff in or following a pre-application are those officers' preliminary views, made in good faith, on the applicant's proposal. The council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

The council acknowledges that the confidential nature of pre-application meetings is important to encourage future applicants to engage with the council and attend pre-application meetings. By attending a pre-application meeting, both parties expect that the meetings are held in confidence and the intention is that the associated information that is provided to the council at these meetings, and the meeting minutes, will remain confidential. However, under the Local Government Official Information and Meetings Act 1987 any person may request any information that is provided to, and held by, the council. The council can only withhold requested information where there is a good reason and it is in the public interest. This is assessed on a case by case basis."

All consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

**Prepared by:**

Name: Bradley Peens

Title: Intermediate Planner

Signed:

Date: 12/06/2023

**Reviewed by:**

Name: Karen Long

Title: Team Leader, Resource Consents

Signed:

Date: 13/06/2023