

Americas Cup Consenting under Pressure

A Council regulatory perspective

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America's Cup
ex



'I am glad I lost the America's Cup' says Dennis Conner

by Rob Kothe on 25 Oct 2002

bjectid=11554158 ▼

Report

5 million

Smooth sailing for America's Cup resource consents

7:44 pm on 25 September 2018

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Negotiations
syndicate

Government
for America's

go down

America's Cup works \$100m



PANERAI

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LOUIS VUITTON



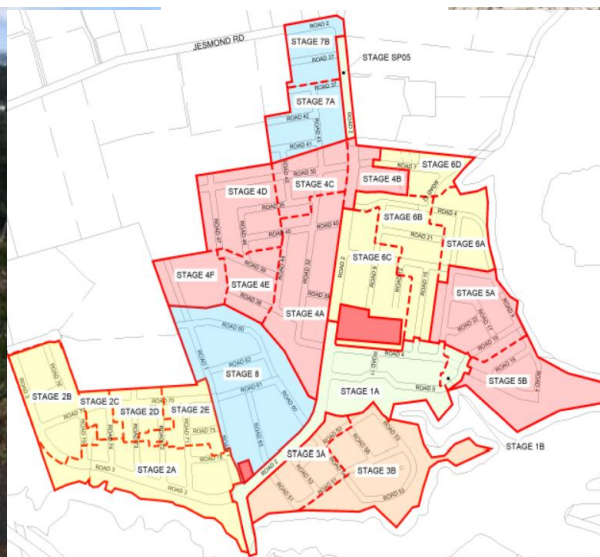
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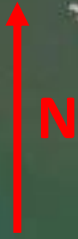


Tracey Grant – Principal Project Lead, Premium Unit

- Premium Team at Auckland Council
- Project manage the processing of complex resource consent applications - regulatory
- This talk is on Americas Cup from a regulatory perspective



Harbour Bridge



Sky Tower

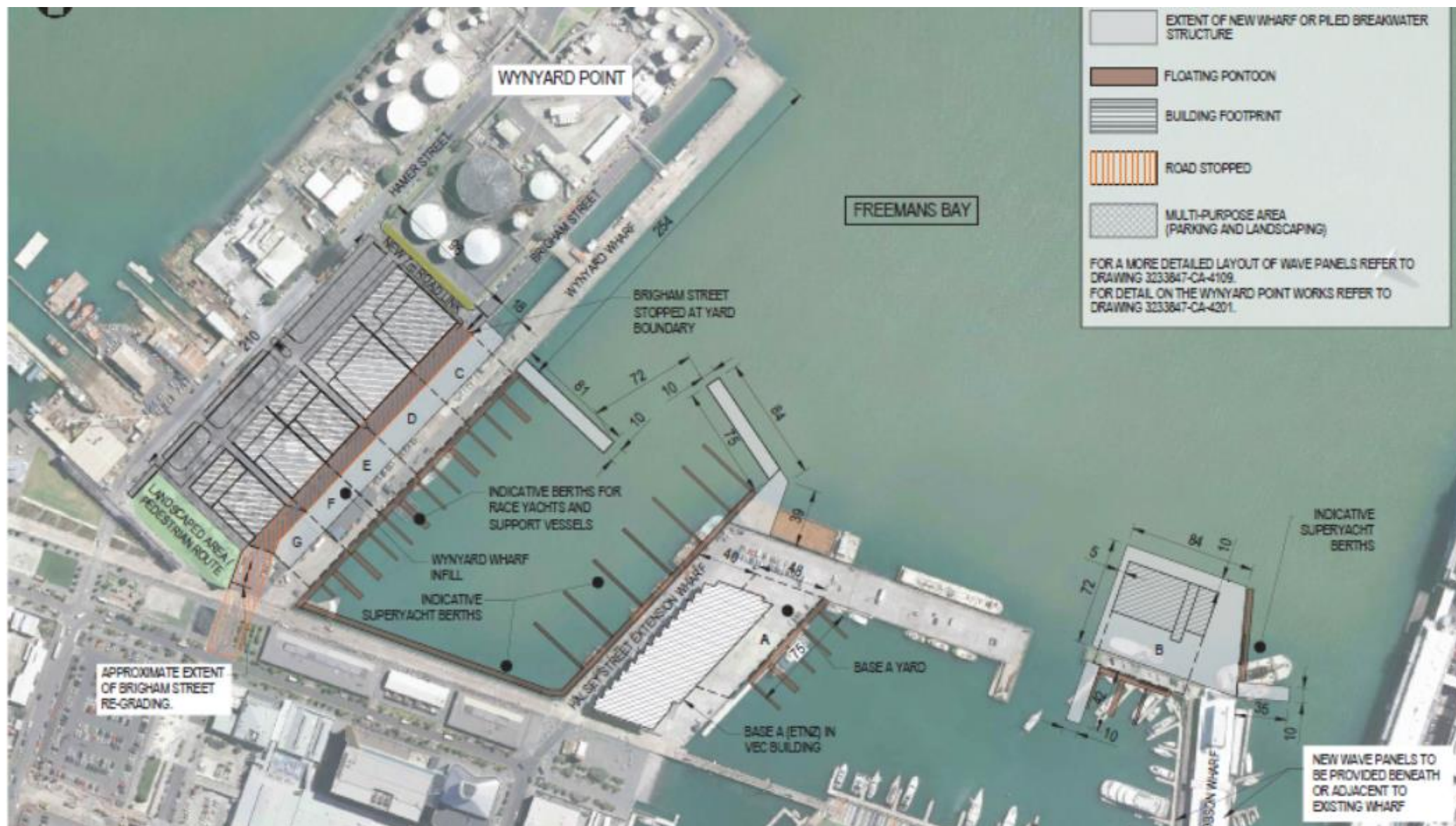


Auckland leopard seal Owha causing trouble, but can't be relocated

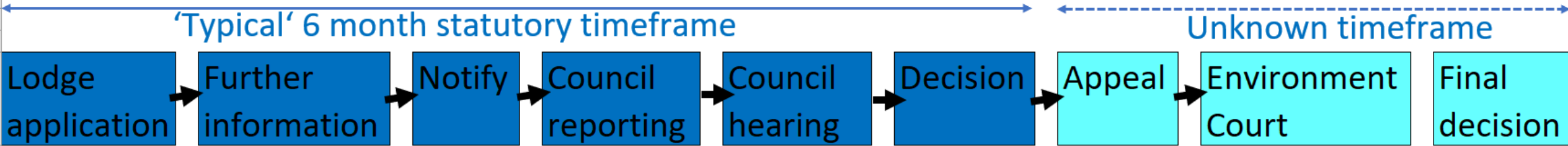
Nicole Lawton • 08:41, Jan 31 2019



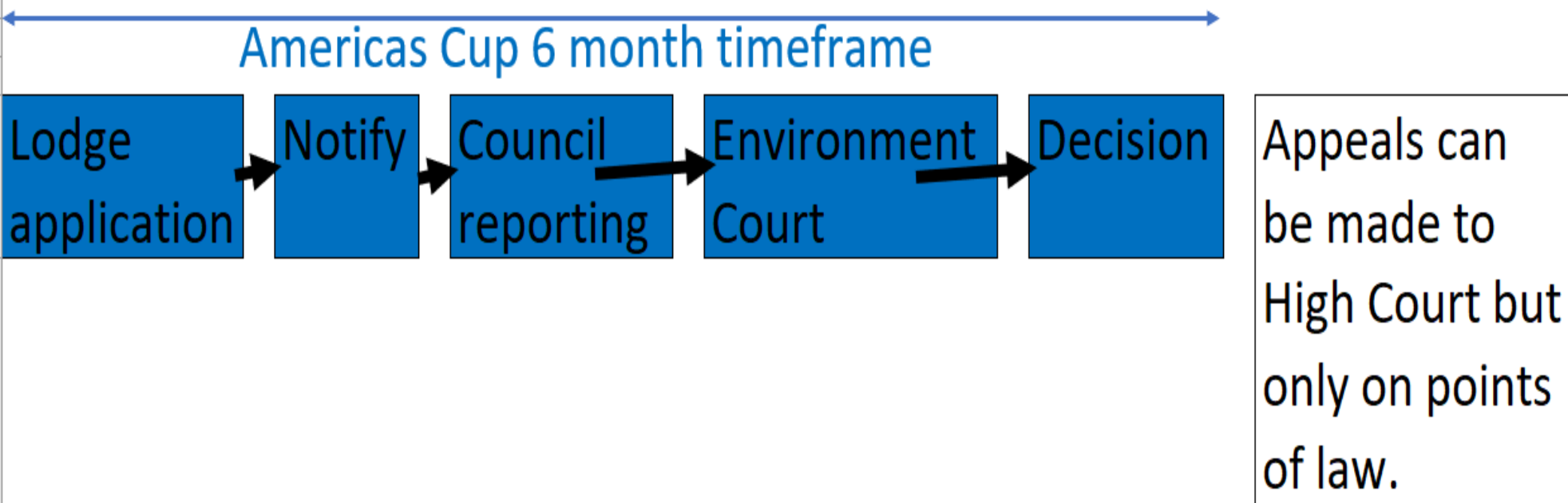
Central City



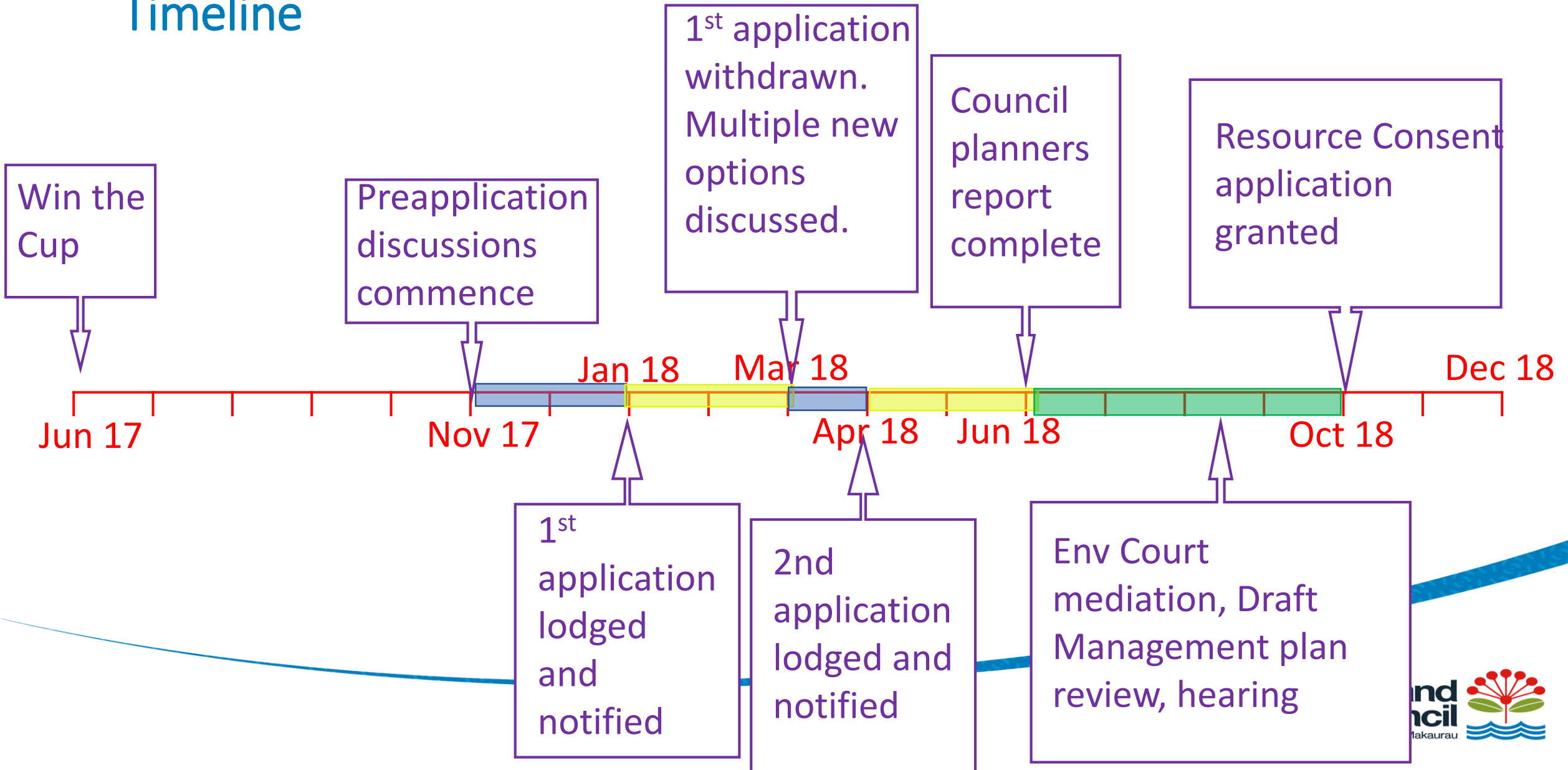
'Standard' Notified Resource Consent Process

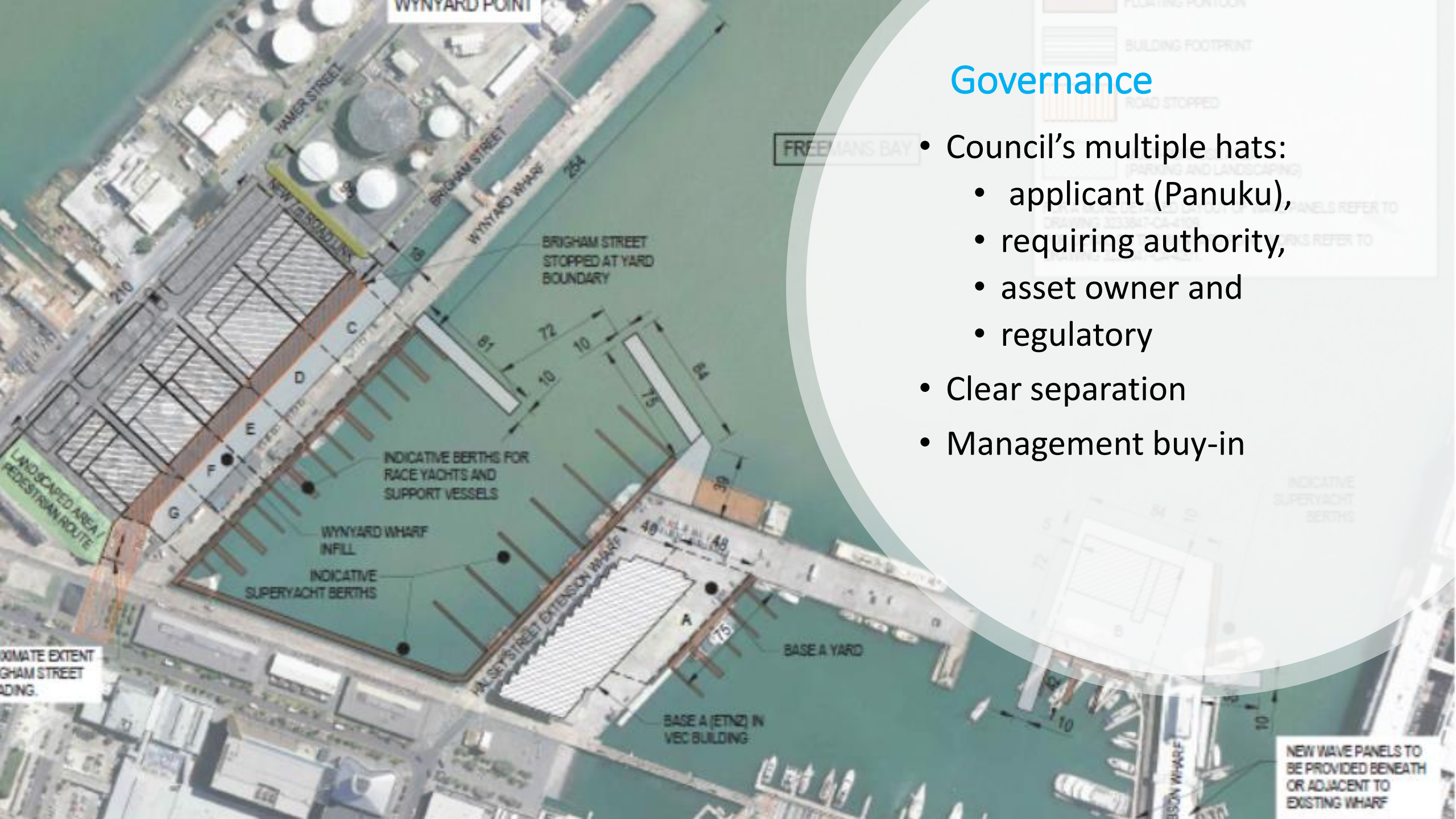


Direct Referral Resource Consent Process



Timeline





Governance

- Council's multiple hats:
 - applicant (Panuku),
 - requiring authority,
 - asset owner and
 - regulatory
- Clear separation
- Management buy-in

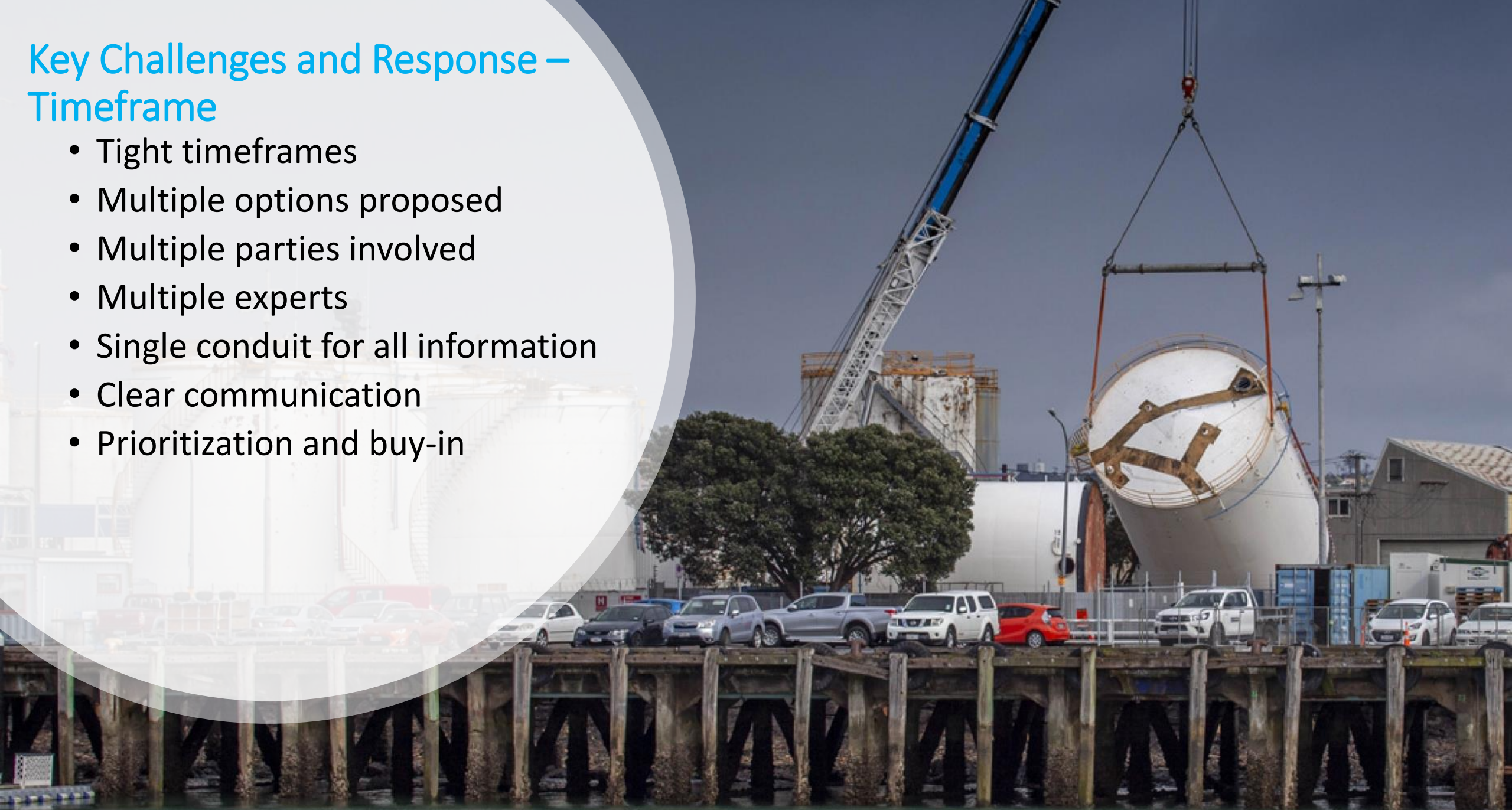
Key Stakeholders and Interested Parties

- Ministry of Business and Innovation
- Ferry and Fishing Industry
- Racing Syndicates
- Mana whenua
- Historical Society (William Daldy)
- Local Businesses/Apartments
- Stop Stealing our Harbour



Key Challenges and Response – Timeframe

- Tight timeframes
- Multiple options proposed
- Multiple parties involved
- Multiple experts
- Single conduit for all information
- Clear communication
- Prioritization and buy-in



Key Challenges and Responses-Resourcing

- Project manager
 - Manages resource consent process
 - 'Builds' project team
 - Conduit for information
 - Supports processing planner
 - Elevates issues and regular reporting
- Processing planner:
 - Strong desire for inhouse planner
 - Experience – Planner is a Team Leader
 - Dedicated resource



Key Challenges and Responses- Resourcing

- Legal representative:
 - Early involvement
- Specialists
 - 30 experts involved covering 21 topics
- Compliance and building consents
 - Part of the 'project team'



Key Challenges and Responses – Level of Information

- Flexibility needed /details unknown
- 25+ Management Plans required as conditions of consent
- Draft Management Plans reviewed during process
- Compliance review conditions and draft management plans
- ‘Certify’ rather than ‘approve’
- Sped up approval of Management Plans



Learned outcomes – Applicant buy-in

- Weekly steering group meetings
 - Frank discussions on timeframes and issues
 - No surprises approach
 - Collaboration
 - Above and beyond
 - Cost implications



Image Source: Emirates Team New Zealand Americas Cup

Outcome

- Conferencing and mediation right up to and through the hearing
- 2 week court hearing booked – held in 1.5 days.
- Judge Newhook and panel expressed their gratitude and congratulations to the process and all involved.
- 261 page decision, 203 conditions



Concluding Summary

- Clear separation within Council
- Preapplication meetings essential
- Regular meetings with applicant
- Frank discussions around timeframes
- Draft Management Plans essential
- Involvement from Compliance and Building consents
- Project Manager – extra layer
- Clear messaging and reporting



Next Steps

- Weekly Steering Meeting continues
- Multiple new resource consent applications for associated works
- Where possible, same project team used
- And... Downtown Program of Works



Questions?

