

# Te Ara Tukutuku Plan

Wynyard Point



12 October 2021

Rev K

# Mihimihi

# Te Ara Tukutuku

Tū noa ana a Karanga-a-Hape ki runga o Tāmaki  
Te wāhi i makauria ai e te tini, e te mano  
Ka rere ko Tuna-mau, ka tūtaki ki a Waikuta  
Ko Te Kōranga ki te taha matau, ko Te Tō ki te taha mauī  
Ka puta ki Te Waitematā e kanapa nei i te ao, i te pō  
Koia tēnei ko te ara hei tukutuku i ngā waka ki tai  
Hei tō mai hoki i ngā waka ki uta  
I puta ai te kōrero  
Tāmaki Herenga Waka, Tāmaki Herenga tāngata  
Tāmaki ka kaingia ngā ika me ngā whēua katoa

Karanga-a-Hape stands amidst Tāmaki  
The place desired by many  
Tuna-mau and Waikuta converge and flow into Te Waitematā  
With our ancient sites, Te Kōranga on the right and Te Tō on the left  
This is where our waka landed after harvesting  
the abundance of Tangaroa  
Hence the saying, Tāmaki where many canoes berth  
Tāmaki, where many people are bound  
Tāmaki, where the fish are so sweet, you eat the bones and all

Te Ara Tukutuku is a name used for waka ramps. These were used mainly in places where the ground was rocky or highly elevated.

Te Ara Tukutuku is a metaphor for the binding of the land and the sea, and provides an elegant link between the domains of Tangaroa (the ocean) and Papatūānuku (Mother Earth).

Furthermore, awa (streams) such as Tunamaui acted as corridors and canoe ramps to Tangaroa and, as such, became an extension of the name, Te Ara Tukutuku.

This entire precinct was utilised as a large scale fish processing plant. Waka (canoes) were continuously dragged in and out of the water after fishing at Mangōnui, Te Ōnewa and Mahurangi.

The fish and sharks were scaled, gutted, and processed for winter at Te Kōranga, not far from Te Tō.

# Acknowledgements

Eke Panuku would like to extend gratitude to iwi mana whenua who have trusted us to honour and care for the taonga of the cultural narrative that is the foundation of Te Ara Tukutuku. We acknowledge the time, effort and goodwill that has been invested in this project, in particular by:

- Kowhai Olsen – Te Ahiwaru
- Adrian Pettit – Te Ākitai Waiohū
- Karen Wilson – Te Ākitai Waiohū
- Paora Puru – Ngāti Te Āta Waiohū
- Delma O’Kane – Ngāti Manuhiri Settlement Trust
- Geoff Cook – Ngāti Maru
- William Peters – Ngāti Maru
- Harley Wade – Ngāti Paōa
- Danella Roebeck – Ngāti Paōa Trust Board
- Paulette Reidy – Te Patukirikiri
- Anthony Hawke – Te Rūnanga o Ngāti Whātua
- Tracy Walters – Te Rūnanga o Ngāti Whātua
- Zaelene Maxwell-Butler – Ngāi Tai ki Tāmaki
- Hero Potini – Ngāti Tamaoho
- Edith Tuhimata – Ngāti Tamaoho
- Michelle Wilson – Ngāti Tamaterā
- Denny Wilson-Takaanini – Waikato-Tainui
- Martin Te Moni – Ngaati Whanaaunga
- Tracy Davis – Ngāti Whātu o Kaipara
- Ngarimu Blair – Ngāti Whātua Ōrākei
- Andrew Brown – Ngāti Whātua Ōrākei
- Kingi Makore – Ngāti Whātua Ōrākei
- Robbie Paora – Ngāti Whātua Ōrākei

Ki te kahore he whakakitenga ka ngaro te iwi. Ngā mihi nui ki a koutou.

# Contents

|  |          |
|--|----------|
| <b>MIHIMIHI</b>                            | <b>2</b> |
| <b>TE ARA TUKUTUKU</b>                     | <b>3</b> |
| <b>ACKNOWLEDGEMENTS</b>                    | <b>4</b> |
| <b>EXECUTIVE SUMMARY</b>                   | <b>6</b> |
| STEP INTO THE FUTURE .....                 | 6        |
| TE ARA TUKUTUKU PLAN .....                 | 6        |
| HOW WILL WE ACHIEVE THIS? .....            | 7        |
| WHAT DO YOU THINK? .....                   | 7        |
| <b>INTRODUCTION</b>                        | <b>8</b> |
| INTRODUCTION .....                         | 9        |
| WHY IS AN UPDATED MASTERPLAN NEEDED? ..... | 9        |
| YOUR FEEDBACK .....                        | 9        |
| NEXT STEPS .....                           | 9        |

This plan is shaped into three parts:

## Wāhanga Tuatahi

Provides information on our current waterfront environment. It highlights the land and water uses, important cultural considerations, and the underlying planning framework. It also highlights the achievements within Wynyard Quarter.

|  |           |
|--|-----------|
| <b>OUR PLACE</b>   | <b>10</b> |
| CONTEXT .....  | 12        |
| AHO TAIAO - KIA KŌRERO TE WHENUA .....                       | 15        |
| AHO TAIAO - KA KAREKARE TE WAI .....                         | 15        |
| EVOLVING WATERFRONT GOALS .....                              | 16        |
| PARTNERSHIP WITH MANA WHENUA AND COLLABORATION .....         | 18        |
| OUR PLACES, OUR PEOPLE .....                                 | 18        |
| OUR INFRASTRUCTURE .....                                     | 18        |
| OUR DEVELOPMENT TODAY .....                                  | 19        |
| CLIMATE ACTION .....   | 20        |
| PLANNING FRAMEWORK .....                                     | 21        |
| THE CITY CENTRE MASTERPLAN REFRESH 2020 .....                | 22        |
| EKE PANUKU EVOLVING MASTERPLANS .....                        | 22        |
| THE OLD AND NEW: APPLYING THE WATERFRONT PLAN AND CCMP ..... | 23        |
| KEY MOVES: TE ARA TUKUTUKU .....                             | 23        |

## Wāhanga Tuarua

Sets out our new direction for the waterfront - focusing on Te Ara Tukutuku (Wynyard Point) and its surroundings, as well as Hobson Wharf. It outlines challenges and opportunities together with mana whenua, leading to four themes for the future creating a visible and enduring mana whenua presence.

|  |           |
|--|-----------|
| <b>TE WHAKAREWATANGA O TE ARA TUKUTUKU<br/>TE ARA TUKUTUKU TRANSFORMATION:</b>                                   | <b>24</b> |
| CONCEPTUAL OVERLAY .....   | 24        |
| MANA WHENUA DESIGN PROCESS .....   | 26        |
| OPPORTUNITIES AND CHALLENGES .....   | 28        |
| TAKE MAURI, TAKE HONO .....  | 28        |
| <b>KAUPAPA THEMES</b>  | <b>30</b> |
| <b>MANA WHENUA • MANA MOANA • MANA MOTUHAKE • MANA ATUA • MANAAKITANGA • KAITIAKITANGA</b> .....                 | 33        |
| <b>TE WHAKATUPU I Ō TĀTOU HAPORI</b><br>GROWING OUR COMMUNITIES .....  | 35        |
| <b>TE WHAKAPAI AKE I Ā TĀTOU WHAKARITE MŌ NGĀ WĀHI TŪ WĀTEA</b><br>ENHANCING OUR PUBLIC OPEN SPACE JOURNEY ..... | 40        |
| <b>TE MANAAKITANGA</b><br>BUILDING ON OUR HOSTING LEGACY .....   | 45        |
| <b>TE WHEAKO I TE TAHA MOANA</b><br>CELEBRATING A WATERFRONT EXPERIENCE .....                                    | 47        |

## Wāhanga Tuatoru

Outlines our proposed staging and delivery.

|                                 |           |
|---------------------------------|-----------|
| <b>STAGING:<br/>OUR ROADMAP</b> | <b>48</b> |
| STAGE 1 .....                   | 50        |
| STAGE 2 .....                   | 52        |
| STAGE 3 .....                   | 54        |
| STAGE 4 .....                   | 56        |
| FUNDING AND TIMING .....        | 58        |

| DATE              | REVISION           | PURPOSE                       |
|-------------------|--------------------|-------------------------------|
| 21 August 2020    | 95% DRAFT - Rev D  | PLC Feedback                  |
| 09 September 2020 | 100% DRAFT - Rev E | Final review                  |
| 16 September 2020 | Rev F              | Board Submission              |
| 13 November 2020  | Rev G              | Planning Committee Submission |
| 14 June 2021      | Rev H              | MWGF review session           |
| 15 July 2021      | Rev I              | Final Review                  |
| 30 September 2021 | Rev J              | Delivery                      |
| 12 October 2021   | Rev K              | Eke Panuku Board Submission   |



# Introduction

Over the past 15 years, Aucklanders have experienced the transformation of their inner-city waterfront. This much-loved and celebrated place now reconnects people with Te Waitematā, and builds our collective sense of belonging to Tāmaki Makaurau.

The next part of the transformation will build on this legacy. The focus is on Te Ara Tukutuku, the land and water that surrounds them. With the area changing from industrial to mixed-use, we now need to consider how we can best serve these land and water spaces to the benefit of all Aucklanders.



## Introduction

The Tāmaki Makaurau waterfront is a truly global destination that reflects our Māori culture and maritime history.

Building on the strategic direction provided in landmark plans created in 2012 by Auckland Council - the Auckland Plan, City Centre Masterplan (CCMP) and Waterfront Plan – urban regeneration in the waterfront area has been implemented at pace.

Wynyard Quarter is transforming from an industrial area to a much-loved and well-used part of the Tāmaki Makaurau waterfront. There are new public spaces and laneways, hundreds of new homes, businesses employing thousands of people, and an annual programme delivering people-focused activities and events all created to build community and bring people together. To ensure our working waterfront remains authentic and vibrant we've made a concerted effort to integrate our existing marine industry into the fabric of the Quarter.

The last three years have been particularly busy on the waterfront - driven by the need to be ready for major events happening in 2021, including the 36th America's Cup. Through private, council and government investment in the acceleration of the redevelopment of the city-centre and waterfront, good progress has been made on delivering new buildings and public spaces in Wynyard Quarter, Viaduct Harbour and downtown.

Now that these projects are nearing completion, there's an opportunity to plan for the future. Te Ara Tukutuku Plan will sit alongside the Waterfront Plan as it relates to Wynyard Point. This document represents the start of the refresh, our thinking as it has evolved to date, and our improved engagement with mana whenua and other stakeholders and the wider community.

## Why is an updated masterplan needed?

We are always looking for ways to improve our plans - both to respond to changes and to test new ideas,

And there are many changes! The Waterfront Plan was prepared in 2012, however the last eight years have brought significant development with new legacy land and waterspace created for hosting the 36th America's Cup. We also have a new planning framework with the Auckland Unitary Plan and the recent refresh of the City Centre Masterplan (2020).

Eke Panuku Development Auckland continues to work closely with mana whenua to ensure that the continued regeneration of Auckland's city centre and waterfront reflects mana whenua presence and our shared values and history.

Finally, the waterfront and the world have also changed since 2012.

We need to plan for:

- + How we take prompt and meaningful action to address climate change
- + Who will be living in, working in and visiting our waterfront
- + How a constrained funding environment will impact on the phasing of investment
- + What the new market reality will be given the national and international impact of COVID.

## Your feedback

We welcome your ideas and feedback on all parts of Te Ara Tukutuku Plan.

This demonstrates Big Picture thinking in progress – our preliminary ideas for how Te Ara Tukutuku will shape our shared aspirations for the future.

## Next steps

Te Ara Tukutuku Plan will guide the work Eke Panuku does on Wynyard Point - determining what, when and how we deliver, including the outcomes we seek when partnering with others.

Te Ara Tukutuku Plan will also be the foundation document for future plan changes under the Resource Management Act 1991 (RMA). The plan changes would seek to amend the existing planning provisions that currently apply, to enable future development on both land and water. These are outlined in part two of this document.

Ultimately this process will help to ensure that the development continues to advance best practice, meet high-quality standards, and reflects the overall aspirations mana whenua and all Aucklanders have for this part of the waterfront.

# Wāhanga Tuatahi

## Our place

Te Waitematā waterfront is part of the 'blue edge' to our coastal city. It is where Tāmaki Makaurau began, supporting people living and trading at the harbour edge for hundreds of years.

Since first settlement of Tāmaki Makaurau, (a land desired by many), Te Waitematā was highly valued by the many iwi within the region. Since then, it has been the focus of transport networks (water and land), industry, commerce and fishing, as the city and settlement gradually expanded around it.

The first wharves, built in the mid-nineteenth century, were followed by a century of infill and expansion for industrial uses and Aotearoa's largest port. By the 1930s, parts of the harbour were again used for recreation, with saltwater baths and boating clubs changing Aucklanders' perception of their waterfront.

By the 1980s, waterfronts around the world were regenerating from formerly unwelcoming industrial areas, as people rediscovered central cities and gradually returned to live, work and play.

In the 1990s, major international boating events - the Volvo and America's Cup yacht races - triggered the redevelopment of the Tāmaki Makaurau city centre waterfront, starting around Viaduct Basin.

Since the turn of the 21st century, with the opening of Britomart and the transformation of former industrial areas, Aucklanders have once again embraced their downtown waterfront as the focal point for city living.

As Wynyard Quarter gradually transforms, the city is looking forward to the next phases of regeneration.



## Context

Eke Panuku acknowledges that Tāmaki Makaurau was once occupied by a number of iwi (tribes) who hold ahi kā, mana whenua, and mana moana (iwi and hapū who derive their strength from the land and the sea in Tāmaki Makaurau). As Te Tiriti o Waitangi was signed between the Crown and Māori, Eke Panuku has a critical role in assisting the Crown in discharging their legal and moral obligations.

On the waterfront, Eke Panuku recognises that many iwi and hapū have whakapapa, layers of occupation, and a historical association with the waterfront. Eke Panuku also acknowledges that mana whenua seeks to maintain their relationship with the intersection of land and sea. Te Waitematā is of extreme spiritual, ancestral, cultural, customary and historical importance to mana whenua.

The waterfront is part of a portage that connects Te Waitematā to the Manukau, and Te Waitematā to the Kaipara. This makes the waterfront a significant place of contact between groups travelling east-west and north-south along the coastline. Tāmaki Herenga Waka (the place that bound together waka), and Tamaki kaingia ngā ika me ngā wheua katoa (Tāmaki, where even the bones of fish are good enough to eat) are whakataukī (proverbs) that speak of the wealth of Tāmaki.

Eke Panuku partners with mana whenua at each of our locations to ensure that our work is culture-led, place-based, and community driven. It's crucial that Eke Panuku and mana whenua can collaborate to enhance our shared work. Eke Panuku also looks for opportunities to ensure mana whenua can continue to express tikanga, exercise their role as kaitiaki, and continue to perform their ancient cultural practices.

At Te Ara Tukutuku, Eke Panuku is co-designing with mana whenua and their technical experts to think about the future of Te Ara Tukutuku. This work has several parts, reviewing technical reports to understand what's possible and inviting mana whenua to utilise their mātauranga (traditional knowledge) and share their multiple stories about Te Waitematā with us.

Our goal is to support mana whenua to be a decision-maker about how Te Ara Tukutuku is developed over the next twenty years. We want mana whenua to see themselves and their values, reflected in this place.

Several mana whenua told us that our work in Te Ara Tukutuku is within the realm of Tangaroa (god of the sea) as we are operating on reclaimed land. We are cognisant that much of Te Ara Tukutuku operates in the boundary between sea and land.

Eke Panuku believes Te Ara Tukutuku is an opportunity to work in partnership with mana whenua to give effect to our shared aspirations and restore and enhance the mauri of this area.





## Aho Taiao - Kia Kōrero Te Whenua

### THE LAND SPEAKS

Wynyard Quarter has a special place in the city. This waterfront neighbourhood is approximately 37ha with a coastal edge nearing 3km. It has always been a place characterised by industrial, commercial, and marine activity, on land reclaimed specifically for these purposes. Since 2011, it has also become a place for people, with well-loved and well-used public spaces.

As a peninsula, Wynyard Quarter is surrounded by water on three sides and Fanshawe Street - a busy arterial which accommodates a major exit off the motorway and the Northern Busway - on the fourth. Wynyard Quarter has three north to south streets, and four east to west streets, all designed to cater for different types of transportation. To the east, the Wynyard Crossing Bridge is used by 1.9 million visitors annually - connecting Karanga Plaza to Te Wero Island and Hobson Wharf, and then towards Britomart. To the west, Wynyard Quarter connects to Westhaven through a coastal promenade. Future plans include connecting Wynyard Quarter to the North Shore via the Northern Pathway across the Harbour Bridge, strengthening public access.

The 2012 Waterfront Plan describes our vision for Wynyard Quarter as creating a "mix of residential, retail, and commercial development to enable the growth of a strong, diverse, resilient and vibrant residential and business community whilst retaining the existing successful marine and fishing industries." This hasn't changed.

Auckland Council is a major landowner in Wynyard Quarter and has completed, through the council-controlled organisations (CCOs) of Sea+City, Waterfront Auckland and Eke Panuku, the first major stage of transformation. This regeneration started with the creation of great public spaces including Silo Park, a new playground, North Wharf and Karanga Plaza. Wynyard Crossing was

also unveiled in 2011, in time for the Rugby World Cup, while Kiwi Income Property Trust's new headquarters for ASB was a major anchor for the area. This introduced workers into Wynyard Quarter. More followed, as major businesses and start-ups found a home in the area.

The CCOs, including Auckland Transport (AT) and Watercare, have been working with mana whenua and the private sector to deliver developments and supporting infrastructure on the land and water that Aucklanders and visitors see today. Mana whenua have a strong connection to this area, and share their mātauranga to restore and enhance the mauri of the place. 'Take Mauri, Take Hono' framework supports habitat regeneration and thriving waterfront ecosystems.

Adjoining landowners south of Pakenham Street, including Viaduct Harbour Holdings (VHHL) and Mansons, also have a major influence on the development in Wynyard Quarter, and have been providing commercial buildings for office and marine services, as well as planning for future residential development.

## Aho Taiao - Ka Karekare Te Wai

### THE WATER SPEAKS

The high quality and value of water is crucial to the restoration and enhancement of mauri. The body of Te Waitematā is a series of complex systems (natural and imposed), agreements, rights and interests relating to its use and care. Mana whenua share their mātauranga on sustainable waterways, mahinga mātaihai (kaimoana harvesting areas), navigation, waka craft, hauora (health) and the strong connection to Te Waitematā.

Stand at the end of Te Ara Tukutuku and cast your mind back 100 years - you would be on the water, the coastline located over one kilometre to the south. Today Wynyard Quarter is a vibrant part of the Tāmaki Makaurau inner-city waterfront, and the link to the surrounding Waitamata remains critical.

The waterspace surrounding Wynyard Quarter is currently used for:

- + Marine transport - our 'blue highways'
- + Marine industry
- + Tourism
- + Classic boats and recreation boats
- + General water activities and enjoyment

There is a range of marine and port activities occurring within Te Ara Tukutuku waterspace, closely linked to the wharves and activities on the land.

Jellicoe Harbour is primarily used by the fishing fleet and other commercial vessels. These vessels berth and are unloaded on adjacent wharves, with much of the fish processed and sold within Wynyard Quarter. On the western side of Te Ara Tukutuku, ferries travel to many different Hauraki Gulf islands, carrying vehicles, passengers and freight. Superyachts berth at Silo Marina and some classic boats are located close to Silo Park.

The Eke Panuku marina team manage the day-to-day operations of this work, and controls entry to the Viaduct Basin waterspace through the raising of the Wynyard Crossing bridge.

The marine industry operates on land, primarily on the western side of Wynyard Quarter. People can access the water at the tidal steps in Karanga Plaza, or gaze out at Jellicoe Harbour, the newly-calmed waterspace protected by breakwaters built for the America's Cup.

### HOBSON WHARF

Through the America's Cup, Auckland Council and Central Government's aim was to create an attractive, inclusive waterfront destination both Aucklanders and visitors will love - a space that lasts well beyond a single sporting event.

Major sailing events spurred the redevelopment of the Viaduct in the 1990s, creating a welcoming waterfront. This process has continued with the 36th America's Cup, being held in 2021.

Extension of Hobson wharf by 74m into the harbour to accommodate a double-base for the Challenger of Record was approved in 2018 and completed in early 2020. Any future America's Cup until 2028 will use the Hobson Wharf as event space and the wharf will be open between events for the public to enjoy.

The extension to Hobson Wharf has become a legacy of Americas Cup for Tāmaki Makaurau. This is a new open space for the city, with potential for marine and land-based events and activations, for mana whenua to share their pūrākau (traditional stories), ritenga (customary practices) and mātauranga (traditional knowledge). The new public space will continue the city centre 'blue link' from Queens Wharf to Westhaven, a journey with an ever-changing sequence of views and activities across the waterfront.

A second legacy is the calm and protected waterspace in Jellicoe Harbour, created by the two new breakwaters. This space provides opportunities for smaller vessels to enjoy the sheltered water, for fleets of waka hourua and waka taua to reconnect mana whenua back to the moana and share their pūrākau with tourists and other visitors.



## Evolving Waterfront Goals

Since 2012, five goals have guided development on the waterfront. These goals have helped us to develop Wynyard Quarter so far, and still guide development on the waterfront today.

In 2017 and 2021, these goals were further developed by the Eke Panuku Mana Whenua Governance Forum to guide development on the waterfront.

### Our bold vision for the waterfront:

“A world-class destination that excites the senses and celebrates our sea-loving Māori 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.”

### Blue-green waterfront



A resilient place where integrated systems and innovative approaches are taken to enhance the marine and natural ecosystems, conserve natural resources, minimise environmental impacts, reduce waste, build sustainably and respond to climate change.

### Ki Tātahi

Te Mauri o Te Waitematā is restored and enhanced.

Mana whenua share their matauranga of sustainable waterways, mātaihai (kaimoana harvesting areas), navigation, waka craft, hauora and the strong connection to Te Waitematā.

The high quality and value of water is crucial to the maintenance and enhancement of mauri. The body of Te Waitematā is a series of complex systems (natural and imposed), agreements, rights and interests relating to its use and care.

The Mauri of the land is restored and enhanced.

Habitat regeneration occurs through the effective use of 'Take Mauri, Take Hono' framework that supports thriving waterfront ecosystems with native flora and fauna. Mana whenua will reconnect with the Waitematā in this space with their kaitiaki monitoring the environment to measure improvements as they occur.

Sustainability standards will be prevalent within waterfront developments including water and energy efficiencies, as well as sound, sustainable building practice and design.

The physical expression of kaitiakitanga - e.g. tikanga protocols, having waka berths available to their fleets of waka and waka festivals to celebrate their culture - allows mana whenua to share their mātauranga and to be involved.

The reference to Ki Tātahi provides a strong, overarching and connected theme across the waterfront footprint.

### Public waterfront



A place for all Aucklanders and visitors to Auckland, a destination that is recognised for its outstanding design and architecture, natural environmental quality, public spaces, recreational opportunities, facilities and events: a place where we protect and express our cultural heritage and history, and celebrate our great achievements as a city and nation.

### Tauranga tāngata

A waterfront whose mauri is greatly enhanced will attract visitors and encourage more people to live and work in this place. A place where manaakitanga is expressed and mana whenua are hosts. Mana whenua have a visible presence through their integration of cultural design into all built form and public spaces and provide a strong cultural context to placemaking, imbuing a sense of place through the integration of mātauranga Māori.

Consideration of mātauranga design values are provided for within developments including open space, provision of public facilities and events. The cultural, social and economic benefits to Māori are evident. Effective mana whenua engagement provides for strong, well-intended and well supported relationships. Acknowledgment of and access to the waters of Te Waitematā is embraced including provision for tauranga waka and fully supported waka activities.

### Smart working waterfront



Attracts high-value, innovative, creative and green businesses and investment to achieve a significant lift in productivity, a place for authentic and gritty waterfront activities: the marine and fishing industries, water transport and port activities.

### Tūāhōanga ahu mahi

Through mana whenua participation in the waterfront economy, the waterfront is the centre of excellence where the best of Māori innovation can be nurtured.

This must be a waterfront that is attractive to Māori enterprise and businesses with opportunities to invest in commercial projects. Joint venture opportunities for capacity and capability building including employment, internship and training is encouraged.

Mana whenua involvement in the detailed design of development projects ensures authenticity and opportunities for the Māori design sector, i.e. the creative industries and cultural tourism to co-create, to enhance appreciation of the life and vitality of the waterfront. Potential business activities should be assessed in relation to social, cultural and economic benefits to Māori and who strive for high sustainability standard and outcomes.

### Connected waterfront



A place that is highly accessible, easy to get to and to move around in, where people feel connected to the wider city and beyond by improved pedestrian and cycling linkages, fast, frequent and low-impact passenger transport, state-of-the-art telecommunications and through supportive community and business networks.

### Hononga tāngata

The inter-generational relationships that mana whenua have with Te Waitematā and foreshore are recognised, celebrated, strengthened and developed over time.

Māori feel and are connected to their cultural heritage, sacred and significant sites, such as (but not restricted to) traditional tauranga waka, navigation markers, view shafts, and coastal occupation areas with cultural design integrated into all built form and public spaces using mana whenua artists and Māori architects and designers.

The waterfront is publicly accessible with various transport modes available within the area, connecting easily to inland parts of the city.

Physical connections to the water's edge are encouraged. Recreational uses including fishing swimming and waka access; commercial accessibility which includes ferries and charters all bring vibrancy to the waterfront.

Activities and events are relevant and attractive to all Tāmaki Makaurau residents, and are easily accessed.

### Liveable waterfront



The location of leading sustainable urban transformation and renewal in Auckland; the most liveable New Zealand central city urban community; a vibrant mix of residents, workers, visitors and activities. A welcoming and resilient neighbourhood that is safe, diverse and attractive, with plentiful open space and access to local services and facilities.

### Kia tau te mauri mō te ira tangata ki te ao tūroa

The waterfront has a Māori presence that reflects the identity and heritage of mana whenua and enables mana whenua and mataawaka to live in these spaces. A diverse, accessible waterfront with whānau-friendly places and spaces, recreational activities, social services and community facilities, including architecturally designed facilities to showcase 'the living, active expression of Māori culture'.

A place where Mana Whenua have opportunities to initiate projects and be future-focussed to articulate their stories of place, to create a valued waterfront for all. The 'Take Mauri, Take Hono' framework will embed the values and principles to assist in achieving these outcomes.



## Climate Action

Te Ara Tukutuku is surrounded by water on three sides, with a coastal edge nearing 1.2km. Current science predicts that the sea level will rise a metre by 2120. In the planning and delivery of future developments we will consider predicted sea levels to ensure resilience to climate impacts.

As an organisation, Eke Panuku has made a commitment to respond to the climate emergency and take prompt, meaningful action to address climate change. Our climate change strategy provides co-ordinated steps to address climate change through our work programmes.

Following the 2012 Waterfront Plan, a Sustainable Development Framework (2013) was developed, setting the direction for the waterfront to be the leading location of sustainable urban transformation and renewal across Tāmaki Makaurau and Aotearoa.

The use of green building rating tools was required to ensure minimum standards were achieved, with developments required to meet a minimum New Zealand Green Building Council (NZGBC) 5-star rating. In the public realm sustainability has also been a key consideration, with extensive use of low water use native plantings.

The use of sustainability standards for our development partners has been successful in delivering high performance outcomes and establishing the reputation of Wynyard Quarter as a place where sustainability is integral. The first phases of development have produced some outstanding buildings renowned for their design and performance. As the rest of the precinct continues to be developed, we aim to keep raising our standards and delivering exemplar projects.

This means we will ensure that water and energy efficiency continue to be a priority in new buildings, pushing for higher Greenstar and Homestar ratings. We will also consider the embodied carbon within our new developments, conducting life-cycle assessments and thoughtfully choosing materials to reduce the overall carbon footprint of future development and open spaces.



Image: KCAP



## Planning Framework

Wynyard Quarter has been shaped by a range of strategic and statutory documents.

### SPATIAL PLANS

There have been a number of strategic documents developed by the legacy Auckland Councils (pre-2010) that have, through wide consultation, gathered views and articulated desired outcomes for the waterfront. For example, Waterfront Vision 2040, a document produced jointly by the former Auckland Regional Council and Auckland City Council involved extensive consultation. The draft Waterfront Vision, released in December 2005, informed the planning work for the Wynyard Quarter Plan Change.

Strong support was established for better public access to and along the waterfront and protection of the waterfront's character, including the existing marine and fishing industries, improved accessibility and safety, and more open spaces and activities.

After the formation of Auckland Council in 2010 further strategic documents were produced, reflecting the direction of the new council and the council-controlled organisations. Many of these documents have been recently updated:

- + The Auckland Plan (2012) - updated in 2018 and renamed "The Auckland Plan 2050"
- + The City Centre Masterplan (2012) - updated in 2020
- + The Waterfront plan (2012)
- + The Waterfront Sustainable Development Framework (2013)
- + The Wynyard Precinct Urban Design Framework (2014)

Collectively these documents set out the vision, goals, directions and projects that Aucklanders want to see delivered across their city centre and waterfront. There are also other relevant council policy documents that help shape Wynyard Quarter, such as council's Urban Ngahere (forest) Strategy.

### THE AUCKLAND UNITARY PLAN

The Auckland Unitary Plan is a planning document under the Resource Management Act that sets the framework for managing development within Tāmaki Makaurau. It enables development, through determining what activities are permitted, require resource consent. Wynyard Quarter has two zones - Business City Centre and General Coastal Marine, reflecting its downtown waterfront location. It is subject to a precinct (Wynyard) that has specific provisions that provide for comprehensive and integrated redevelopment of the area while managing height and form, gross floor area. Open spaces are primarily provided for, and a range of other Tāmaki Makaurau-wide provisions apply. All developments in the area are subject to the provisions of the Auckland Unitary Plan.

### OTHER CONTROLS

There are also many additional harbour rules and regulations that apply to the waterspace and surrounding land at Wynyard Quarter, such as the Navigation Safety Bylaw 2014.

### THE AUCKLAND PLAN 2050



### THE CITY CENTRE MASTERPLAN



### THE AUCKLAND UNITARY PLAN



### THE WATERFRONT PLAN



### WYNYARD PRECINCT URBAN DESIGN FRAMEWORK



### THE WATERFRONT SUSTAINABLE DEVELOPMENT FRAMEWORK



## The City Centre Masterplan Refresh 2020

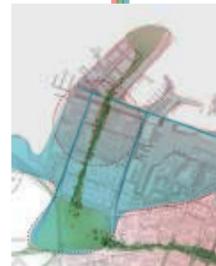
In 2020, Auckland Council updated the City Centre Masterplan (CCMP), setting the strategic direction for Auckland's city centre and waterfront for the next 20 years. It envisions a place with thriving business and cultural expressions, one that connects people to nature and each other.

The CCMP has eight transformational moves. At Wynyard Quarter three of these transformational moves overlap with combined effect.

Transformation move 1    Transformation move 6    Transformation move 8



Māori Outcomes    The Green Link    Harbour Edge Stitch



The three moves together seek to highlight mana whenua presence and link the waterfront with the city.

This anticipates a range of interventions and systemic changes to bring Māori identity and life into the city centre and waterfront, ensuring that mana whenua have a prominent, authentic, and active presence in the city and waterfront.

The moves should provide a continuous link of people-friendly spaces along the waterfront axis, and see Wynyard Quarter evolve as a vibrant waterfront neighbourhood. It also means delivering a connected network of green parks and streets across Auckland City Centre, linking the future park at the waters' edge.

## Eke Panuku evolving masterplans

2012

The desire to create a new open space at the waters' edge is a long-term aspiration.

The Waterfront Plan showed the tip of Te Ara Tukutuku transformed into a public space for all Aucklanders - a coastal park with regional significance. This park would connect to the 'Green Link' - a journey through a series of public spaces, along Daldy Street Linear Park to Victoria Park and beyond, to Albert Park and the Auckland Domain.



2017

In September 2017, the Auckland Council's Planning Committee approved a new alignment for a park on Te Ara Tukutuku. This new alignment changed from west to east, creating shelter from the prevailing south-westerly winds and strengthening the visual link from Karanga Plaza - helping draw people into the new open space.

The new alignment remains true to the Waterfront Plan's key waterfront axes. It strengthens the blue-green link by extending a new linear park along the water's edge, while keeping a green connection between Victoria Park and the new open space on the peninsula.



2018

After the 2017 decision, in March 2018, a decision was made by Auckland Council's governing body to provide for the 36th America's Cup in Wynyard Quarter, including Viaduct Basin.

This decision and investment changed the plans for Wynyard Quarter. It brought forward the exit of the bulk liquids industry, and created new infrastructure on land and water on both Te Ara Tukutuku and Hobson Wharf.

The adjacent plan represents the area in an America's Cup 'event mode'. The resource consent for the America's Cup bases is for a 10-year period (2028), but the new infrastructure and open space will be available for the public between and after events.



## The old and new: Applying the Waterfront Plan and CCMP

The CCMP and the Waterfront Plan are the key guiding documents for setting the strategic direction in the area over the next 20 years.

These three key moves are adapted and updated from the Waterfront Plan and remain true to its original vision and goals. The key moves adhere to the original intent and strength of the axial concept, whilst augmenting and developing in partnership with mana whenua for a contemporary context.

## Key moves: Te Ara Tukutuku

### WATERFRONT AXIS

- + Strengthening the east-west axis with a series of spaces for people.
- + Retaining the children's playground as public open space with a māra hupara play area.
- + Celebrate the park entrance with a cultural marker a waharoa (gateway) to Te Ara Tukutuku.
- + Retaining existing character: keeping Silo 6 and the classic wooden 'Red Shed' on North Wharf.



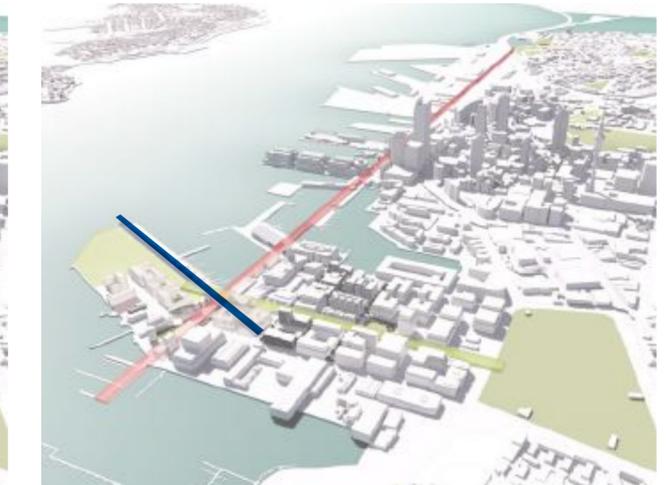
### PARK AXIS

- + Strengthening and completing the north-south connection from Wynyard Point to Victoria Park.
- + Utilise 'Take Mauri, Take Hono' Framework to measure the state of Mauri on Te Ara Tukutuku, then implement measures that will restore and enhance the Mauri of the land into the future.



### WHARF AXIS

- + Strengthening the blue-green connection through the alignment of the green link along the Wharf Axis on Te Ara Tukutuku.
- + Improving opportunities for people to interact with the water's edge.
- + Implementation of Para Kore or Zero Waste to protect the harbour.



# Wāhanga Tuarua.

## Te Whakarewatanga o Te Ara Tukutuku Te Ara Tukutuku Transformation:

A co-design process where urbanness and openness come together, a place that has a visible and enduring mana whenua presence.

### Conceptual Overlay

Tāmaki Makaurau is a coastal city where the urban edge meets the waters edge.

Te Ara Tukutuku transformation will create a place where you can quickly journey from, urban space to salty, open space. The area's unique potential lies in this distinct character – a gateway out into Te Waitematā where you can experience the full range of these conditions.

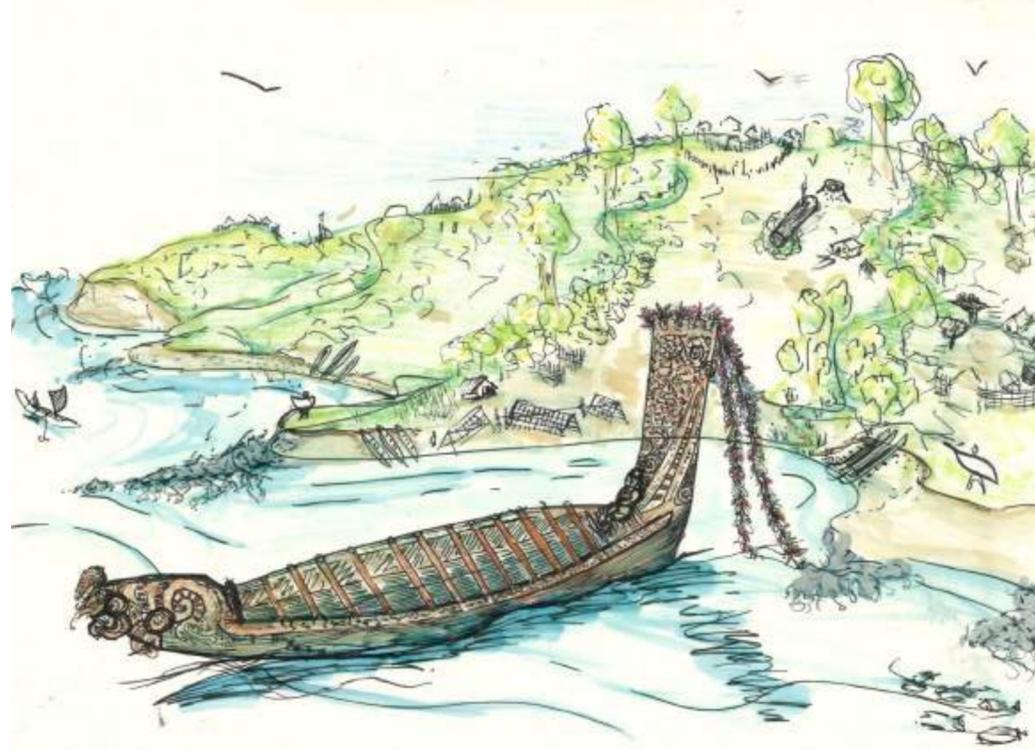
This conceptual overlay has informed this plan. It is woven within the themes and our desire to create a place that welcomes all – a place that has a genuine mana whenua presence and will last long into the future.

As our plans develop, we will continue exploring the role of Te Ara Tukutuku in the city. This means reflecting on its unique potential and working with others to find the best way of expressing these ideas.



## Mana whenua design process

In October 2019, mana whenua initiated a design process for Te Ara Tukutuku. Through a series of hui, workshops and hikoī, the korero with mana whenua has evolved into many layers of narratives and concepts.



KORERO PURAKAU - SKETCH

This sketch attempts to capture the narrative kōrero (narrative) that has been provided to us by mana whenua. It harkens back to mana whenua activity and occupation along the original shoreline.

Initial korero captures the traditionally abundant resources from Te Waitematā and its surrounding hinterland.

### TE MĀRĀ KAI Ā TIKAPA MOANA



|           |          |           |
|-----------|----------|-----------|
| MĀTAITAI  | MARA     | IKA       |
| Kutai     | Rimurimu | Mangopare |
| Tio rere  | Karengo  | Tamure    |
| Kakata    | Ureure   | Patiki    |
| Pipi      |          | Kahawai   |
| Kina      |          | Whai      |
| Pupu      |          | Aihe      |
| Titiko    |          | Wheke     |
| Tipa/Tupa |          | Parore    |
| Matumoana |          | Kumukumu  |
| Taraiti   |          |           |
| Paua      |          |           |

### TE MĀRĀ KAI Ā HOROTIU



|              |          |
|--------------|----------|
| IKA          | REHUA    |
| Tuna         | Oi       |
| Inanga       | Raupo    |
| Kokopu       | Harakeke |
| Kowa Whero   |          |
| Titiko       |          |
| Kakahi/Kutai |          |

### TE WAONU I Ā TĪRIWA



|            |            |
|------------|------------|
| MANU       | RAKAU      |
| Kereru     | Kauri      |
| Tui        | Totara     |
| Kaka       | Rimu       |
| Tiwaiwaka  | Harakeke   |
| Pukeko     | Ti Rakau   |
| Huiā       | Titoki     |
| Moa        | Punga      |
| Ruru       | Karaka     |
| Kahupokere | Kahikatea  |
| Kuwaka     | Pohutukawa |
| Tieke      | Pikopiko   |

### MANA WHENUA NARRATIVES

These sketches attempt to evoke the aspirations of the narrative korero that has been provided to us by mana whenua.



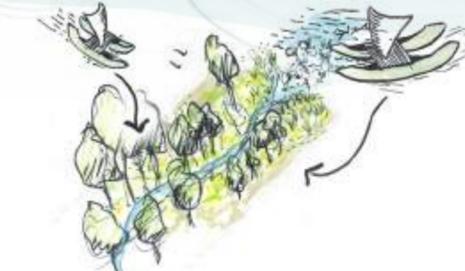
#### Karanga Waka/Te Hokinga Mai

To karanga is to harken back ones ancestors from the ancient homeland of Hawaiiki



#### Nga One Maru o Huatau

Acknowledging the original shoreline and raising up the whenua to recreate the lost headlands and landscape.



#### Rere ki uta, rere ki tai

The connection from the land to the sea and the interconnectedness of our taonga species in these ecological zones

**Tauranga Waka** - a landing place of waka

**Te Tō Waka** - The dragging of canoes up onto the shore.

### EVOLVING KEY MOVES

#### Waharoa

- + Recognise the joining together of axes (Waterfront, Park and Wharf) as a key centre of activity, arrival and departure.
- + Celebrate and enhance this quality, and to resolve and unify public realm design in this area.
- + See as both point of arrival and departure, from sea and land and from city/urban and park/open.
- + Draw perceived 'start' of park down towards North Wharf and centre of activity.

Guides our design process - our key moves evolving together.

#### Raising the Headland

- + Through a collective urban form (buildings) symbolise the rising of a headland to signal the headlands of the past that were used to create this landform.
- + Verticality contrasts and complements the open space of the park, providing legibility and attracting visitors from afar.

#### Sea to Land

- + Embody the narrative of sea to land, acknowledging the historic way of arriving by sea.
- + Underscore opportunity for engagement and interaction with the water: waka ama, waka ceremony, arrival and departure, fishing, viewing, stepping, breathing.

### INITIAL OPPORTUNITIES

Guides our development process - our waterfront goals evolving together.



### MANA WHENUA ASPIRATIONS

Mana whenua aspirations and Eke Panuku aspirations align. Mana whenua together with Eke Panuku are co-designing this place to restore and enhance the mauri of our moana and the whenua, to build a resilient, vibrant, attractive place with a visible and enduring mana whenua presence.



## Opportunities and Challenges

Regeneration on this scale is never simple. By partnering with mana whenua, Eke Panuku has the opportunity to utilise their mātauranga Māori (traditional knowledge) and embed the Māori values of tiakitanga o te Taiao (caring for our environment), and manaakitanga (caring for our visitors and communities).

Our developing waterfront brings many opportunities and challenges. We aspire to creating vibrant public spaces within a mixed-use neighbourhood catering for locals, residents, workers and visitors. As we continue to develop a strategy for the future our highest priority is to create a place that celebrates our Māori history, marine environment including our harbour, recognises our public spaces, enables business to flourish and grows our communities.

Our strategies also respond to identified challenges to ensure that we can meet these goals.

## Take Mauri, Take Hono

'Take Mauri, Take Hono' is a cultural health framework developed by mana whenua in conjunction with Eke Panuku. 'Take Mauri, Take Hono' is an assessment tool that seeks to bring mana whenua values, principles and mātauranga Māori to the fore and establish context. The objective of 'Take Mauri, Take Hono' is to assist and inform the design outcomes, management and monitoring programme for Te Ara Tukutuku.

**Blue-green waterfront**





**Ki Tātahi**

---

**OPPORTUNITIES**

- + Utilise 'Take Mauri, Take Hono' to measure the existing state of Mauri in Te Waitematā and their kaitiaki to monitor and measure improvements as they occur
- + Utilise Mātauranga Māori Dynamic Adaptive Pathway Planning methodologies, working with communities to plan for climate change and to restore and enhance the Mauri of Te Waitematā
- + Embed climate change resilience into new open space and the built environment
- + Contour the land and raise seawalls to respond to sea-level rise
- + Ensure sustainability is central to open space design, particularly for the park
- + Provide for physical expressions of kaitiakitanga during development
- + Create a new home for at risk seabirds and regenerate fish habitat to improve water quality
- + Utilise Māori nurseries to provide and maintain locally-sourced native planting
- + Promote low-carbon infrastructure and life-cycle assessments
- + Promote sustainable construction, building performance, minimisation of construction and demolition waste and the New Zealand Green Building Council Greenstar 5-star rating.

---

**CHALLENGES:**

- + Remediation and excavation within the reclamation
- + Stormwater management and water quality
- + Seismic strengthening of the reclamation and the wharves
- + Sustainable building practices above current industry norm

**Smart working waterfront**





**Tuāhōanga ahu mahi**

---

**OPPORTUNITIES**

- + Protect the existing marine industry and promote the working waterfront
- + Celebrate our maritime history, plus waka-making and traditional navigational knowledge, through the adaptive reuse of the restored Percy Vos Boatshed
- + Create local jobs by channelling private development into the area and forging new commercial and event spaces
- + Promote uses that lead to ground-level activation
- + Provide culturally authentic, flexible spaces for innovation and Māori enterprise
- + Promote waka and water-based transport
- + Create economic opportunities for all, including employment, internship and training for mana whenua.

---

**CHALLENGES**

- + Effectively responding to COVID
- + Managing reverse sensitivity between new and existing uses
- + Creating flexible commercial spaces that respond to demand

**Public waterfront**





**Tauranga tāngata**

---

**OPPORTUNITIES**

- + Create a destination park that ensures exemplary open space with ongoing event space
- + Create a māra hupara (Māori-inspired playground and water feature)
- + Create a significant cultural marker a waharoa (gateway) to Te Ara Tukutuku
- + Create the most significant cultural marker on the peninsula of Te Ara Tukutuku
- + Continue to host large marine events, waka festivals and races, and use the newly-created calm waterspace in Jellicoe Harbour
- + Create flexible spaces for activation between major events
- + Enable public access to the water and activities, including bombing, fishing, swimming, canoe and waka ramp access
- + Celebrate the cultural past by embedding cultural design into the built form and public spaces
- + Celebrate the industrial past, including Silo 6 and traditional classic wooden sheds, the Red Shed and Vos Boat Shed
- + Celebrate a series of new public spaces (Hobson Wharf, Silo Park Extension, Daldy Street Linear Park Extension), and names gifted by mana whenua that people can enjoy within an authentic, working waterfront.

---

**CHALLENGES**

- + Improving the area's public amenity value, including enabling open spaces that are flexible, inclusive and safe
- + Improving access to and from the water, as well as creating new open spaces to draw people to Te Ara Tukutuku
- + Funding for activation

**Connected waterfront**





**Hononga tāngata**

---

**OPPORTUNITIES**

- + Celebrate connections to navigation markers, view shafts, coastal occupation areas
- + Promote cultural design using mana whenua artists and Māori architects and designers to celebrate connections to their cultural heritage and, sacred/significant sites
- + Promote multimodal transport infrastructure that favours walking, cycling, water-based and public transport over cars
- + Retain a 70:30 modal split, with no more than 30% of all trips during peak periods occurring in single occupancy vehicles, and the remainder on alternative modes such as public transport and active modes
- + Enable public transport to Te Ara Tukutuku
- + Prioritise pedestrian access and places for people
- + Promote water transport routes for ferries, and canoes and fleets of waka
- + Enhance the Te Ara Kākāriki (Green) Link connecting public spaces within Te Ara Tukutuku

---

**CHALLENGES**

- + Managing growth within the Quarter with pressure on our space constrained network
- + Managing conflict between transport modes to ensure safe access for all
- + Reducing provision for single occupancy vehicles

**Liveable waterfront**





**Kia tau te mauri mō te ira tangata ki te ao tūroa**

---

**OPPORTUNITIES**

- + Celebrate the authenticity and identity of Tāmaki Makaurau with mana whenua-designed facilities to showcase 'the living, active expression of Māori culture'
- + Visible and enduring mana whenua presence
- + Notion of mana whenua hauora (well-being) is integrated into the place – hā ki roto (to breathe in), hā ki waho (to breathe out)
- + Celebrate inclusive public spaces that attract all Aucklanders
- + Promote quality urban design by integrating development with streets and public open spaces to attract, grow and nurture communities
- + Promote sustainable housing choices, universal design, and New Zealand Green Building Council Homestar 7-star rating
- + Promote mana whenua development partners enabling mana whenua and mataawaka to live in these spaces
- + Promote innovative solutions. Modular and prefabrication systems could improve construction quality, efficiency and affordability.

---

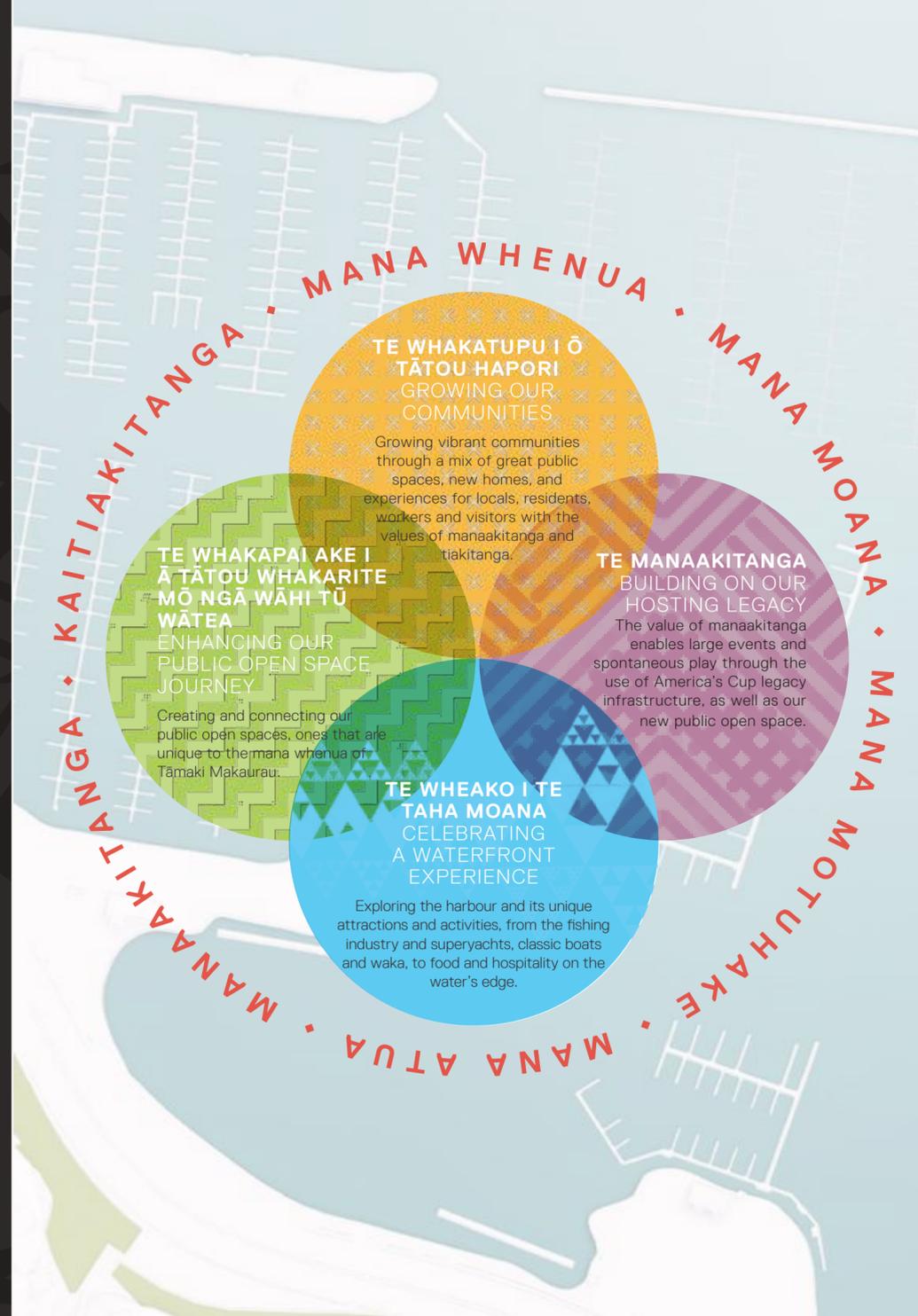
**CHALLENGES**

- + Affordability and ensuring that the waterfront remains a space for everyone
- + Undersupply of housing and a local community
- + Dependence on cars for residents and visitors
- + Reverse sensitivity between residents and noise from events in public open spaces
- + Responding to COVID as the new normal

# Kaupapa Themes

Four key kaupapa will guide the transformation of Te Ara Tukutuku, and the future use of Hobson Wharf.

Together with mana whenua, these kaupapa enrich our vision of a space where urbanness and openness come together, creating a visible and enduring mana whenua presence.



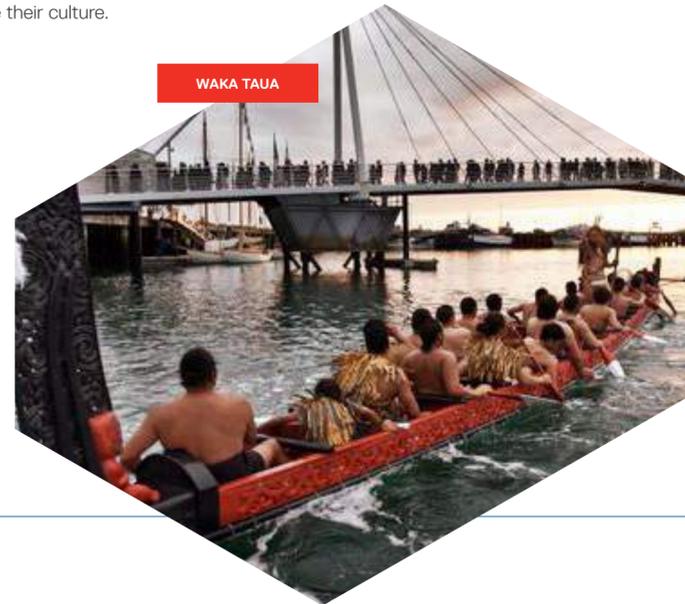
## Mana Whenua

The Mauri of the land will be restored and enhanced using the 'Take Mauri, Take Hono' Framework to measure the state of Mauri on Te Ara Tukutuku, then influence and implement measures to create more green and public spaces, plus more native planting to improve the mauri in this space.

Significant cultural markers on the Te Ara Tukutuku peninsula and surrounding area will integrate Māori design and philosophies into the public realm.

Māori architectural design and philosophies will be integrated into all-new residential developments in Te Ara Tukutuku, and enable mana whenua and Māori to live in this area.

Mana whenua involvement in design ensures authenticity and opportunities for the Māori design sector, as well as enabling the creative industries and cultural tourism to co-create, to socialise the life and vitality of the waterfront. Potential business activities will be assessed in relation to social, cultural and economic benefits to Māori.



WAKA TAUUA

## Mana Moana

The Mauri of the water will be restored and enhanced using the 'Take Mauri, Take Hono' framework to measure the state of Mauri in Te Waitematā now, then influence and implement measures that will restore and enhance the Mauri into the future.

Mana whenua will reconnect with Te Waitematā in this space by their kaitiaki monitoring the environment to measure improvements as they occur, ensure biodegradable products are used in the marine and surrounding environments, and have waka berths available to their fleets of waka and waka festivals to celebrate their culture.

## Mana Motuhake

Mana whenua will see themselves in and their culture woven into the fabric of Te Ara Tukutuku. Utilising 'Take Mauri, Take Hono' will enrich the moana, whenua and community, creating an enduring presence – enabling mana whenua to exercise their role as kaitiaki, and to see themselves working and living in this place.

Te Ara Tukutuku will be a centre of excellence where the best of Māori will be incubated in a number of fields.

## Mana Atua

Mana whenua utilisation of the 'Take Mauri, Take Hono' Framework will acknowledge the Atua, Ranginui, Papatūānuku, Haumiatiketike, Tangaroa, Tāwhirimātea, Tāne, Mataaho, Rūaumoko, Rongomātāne, Hinemoana.



MAHI TOI

## Manaakitanga

Mana whenua and mataawaka will live in Te Ara Tukutuku with mana whenua as development partners to enable their uri (descendants) to purchase properties. Māra Hupara - a Māori-inspired playground, including water play features and shade areas will be integrated into the public realm.



POI

## Kaitiakitanga

The Mauri of the land will be restored and enhanced using the 'Take Mauri, Take Hono' Framework to implement best practice methodologies to protect the harbour, and to prioritise the concept of Para Kore or zero waste. This encourages biodegradable products, the separation of food waste, recycling, and diversion of general waste to landfill.



WHAKAIRO



MAHI TOI



WAKA HAURUA



MATARIKI INSTALLATION



MANU

# TE WHAKATUPU I Ō TĀTOU HAPORI GROWING OUR COMMUNITIES

Growing vibrant communities through a mix of great public spaces, new homes and experiences for locals, residents, workers and visitors with the

values of manaakitanga and tiakitanga.

## Horopaki Context

Regeneration within Wynyard Quarter has always put people first. This started back in 2011, when we developed an inviting series of public spaces from Karanga Plaza leading into North Wharf, the much-loved children's playground on Jellicoe Street, and of course, Silo Park. Eke Panuku prioritised quality places for people as this section of the waterfront changed from an industrial tank farm to today's vibrant Wynyard Quarter.

These public spaces are complemented by the subsequent residential, commercial and marine development that stayed true to established quality and a people-focused approach. The land adjoining Silo Park has always been intended for development, but over the past 10 years this site has been used as a flexible, open space to attract people into the area.

Within Wynyard Quarter streets are narrower and the speed limits lower, prioritising pedestrians, and providing space for people on bikes and scooters. Its industrial past is also celebrated, with Silo 6 used as a civic events and arts space, while North Wharf has the Red Shed open to the public as a restaurant, with railway lines embedded underfoot.

By 2040, we anticipate that Wynyard Quarter will be home to a resident population of 3,000. The remaining redevelopment area (including Te Ara Tukutuku) has the potential to deliver up to 600 new homes, and over 600 new jobs.

## Aspirations

We are proud of what has been achieved to date. The waterfront is beloved, well-used, and a focal point for a lot of the city's identity and activity.

Central to this effort will be our partnership with mana whenua and ensuring that the place holds strong connection to its environment, to its first peoples, and then to all those who now know it as their waterfront.

The next stages of regeneration will continue our people-driven approach. Starting with the public realm, a new park will blossom from industrial land into a water-edged place for people, providing opportunities for activations and community events. We will retain the much-loved children's playground on Jellicoe Street to provide play opportunities for all ages. Reshaping our open spaces will create a stronger 'green link' into the city, forming a more successful string of open spaces for locals, residents, workers and visitors to Wynyard Quarter.

We also envision a place where the built form enhances the public realm – where development beside Silo 6 and the future park will help frame and enliven these public spaces. These new spaces will be highly accessible to all Aucklanders, with improved public transport links, and good connections back to Britomart transport centre. This will be an environment that supports and prioritises pedestrians and people on bikes and scooters, while providing for the needs of the working waterfront.

Development on Te Ara Tukutuku will create a vibrant community - one that embraces civic, residential, commercial, and marine uses. The focus will be on a mix of uses creating a residential community with a strong public interface. We will also look for opportunities to provide water transport and celebrate the calm waters of Jellicoe Harbour, and the wind and waves beyond.

Overall, this regeneration will reflect both urbanness and openness. Buildings will create a strong street edge, with appropriate distribution of height, shade and activity to complement open spaces. It will be a leading exemplar in stormwater management and climate change resilience.



DALDY STREET PLAYGROUND



DALDY STREET GARDENS



VECTOR LIGHTS TRANSFORMER MURAL



KARANGA PLAZA



MATARIKI



CITY LINK AND BUSES



PIANO



URBAN FORM PACKENHAM AND HALSEY



SUSTAINABLE COASTLINES FLAGSHIP



TIDAL STEPS



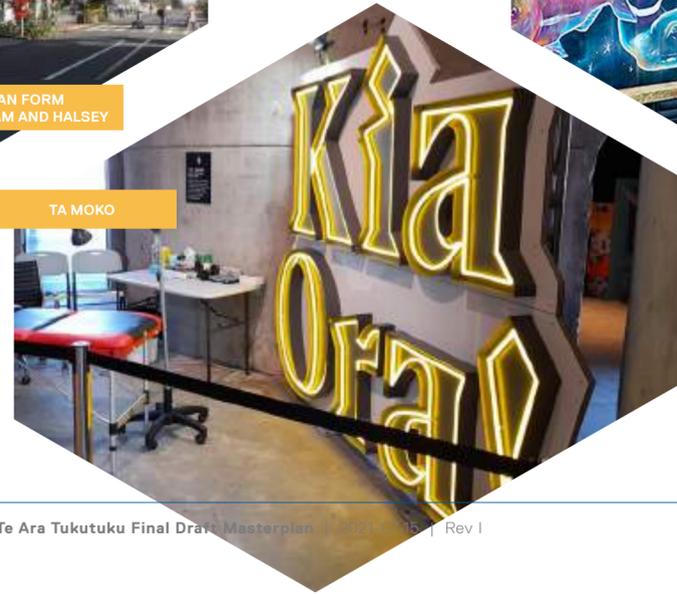
PUMP TRACK



CONTAINER LIBRARY



ACTIVATIONS



TA MOKO



FISHING



WORKSHOPS ON THE WATERFRONT

# TE WHAKATUPU I Ō TĀTOU HAPORI GROWING OUR COMMUNITIES

Growing vibrant communities through a mix of great public spaces, new homes and experiences for locals, residents, workers and visitors with the

values of manaakitanga and tiakitanga.

## Built form

Te Ara Tukutuku is poised between the urban and open. It is therefore critical that future development achieves appropriate urban form to support the open spaces being provided, both in terms of a backdrop and to build communities of residents, workers and visitors, ensuring the peninsula is lively, activated, attractive and successful.

### VARIATION IN BUILDING HEIGHTS

Variation in building height contributes to an interesting and attractive urban form with a distinctive skyline. Many of the buildings in Wynyard Central have been developed under and over permitted heights. In the intervening years since the original masterplan, wider acceptance for taller buildings has emerged across communities.

The proposed plan change provides the opportunity to revisit the approach to height for Te Ara Tukutuku in order to continue and expand on this variety of form and scale.

Where the original masterplan permitted building heights up to a flat 27m to the north of Jellicoe Street, the plan change will enable a height variation from 18m and up to 48m, consistent with the character of existing development in Wynyard Central. Shadow studies have been undertaken to ensure that the effects of these height variations will not compromise public open space with appropriate sun shading.

### LANEWAYS

The existing laneways and viewshafts are a large contributor to the success and sense of 'human scale' as you journey through Wynyard Quarter. Development on Te Ara Tukutuku will ensure that the aspirations of laneways and viewshaft sightlines across the harbour are maintained.

### FINE GRAINED EDGES

A variety of building heights, widths and setbacks from public realm edges, along with built-form integrated with laneways and viewshafts, creates a 'fine-grain' richness and variety which makes attractive and enjoyable places to be.

Creating a 'fine-grain' built-form along public open space edges, will enhance our experience of Silo Park, Daldy Street Linear Park and our journey into the park.

Ground-level uses and habitable spaces will overlook and activate the adjacent public spaces and will enhance the sense of community and safety – through having more eyes on the street.

## Transport

The location of Wynyard Quarter on the western edge of the reclamation lends to a unique situation for access points servicing the area. Fanshawe Street provides three north-south streets that carry traffic in and out of the area and access for pedestrians, people on bikes and micro mobility users. Fanshawe Street is both an 'edge' of Wynyard Quarter and a key access point to it (for people, goods and services).

The key principle in the development of the area has been the management of impact from private vehicles on existing road infrastructure, as well as the need for fully-integrated public transport ahead of local demand. This has been implemented by prioritising public transport, active transport, or carpooling over the use of single-occupancy vehicles, helping to minimise congestion while ensuring access for all.

The key principle for future development will prioritise the movement of people, improving walking, cycling and public transport by creating an environment which is safe, convenient and pleasant to move around. The focus will be on travel choices in, out and within the area.

The new public spaces and developments will attract more locals, residents, workers and visitors to Wynyard Quarter, placing additional pressure on the existing transport network. Recognising that the road network cannot be expanded due to the unique land constraints, careful management of the use of single-occupancy vehicles will avoid congestion in the area. This includes retaining and improving on our 70:30 modal split aspiration for 70% or more of all trips to Wynyard Quarter through public and active transport modes.

Wynyard Quarter is also envisaged to be serviced by the rapid transit network in the future to open up access to a wider range of destinations, both for employees in the area to get to work and for residents of Wynyard Quarter to get access to the wide region.

The development of Te Ara Tukutuku brings the opportunity to develop and further strengthen the city's 'blue highways' - or transport through our waters (including waka travel and tourism) - and to ensure we undertake improvements

for public transport, as well as encouraging active modes of transport.

Here, we will carefully manage carparking to minimise the use of single-occupancy vehicles. We will upgrade Hamer Street and create new connections through the new public realm to make it easier for pedestrians and people on bikes to access and move through the area. We also propose pedestrian and cycle connections through Beaumont Street and a thoughtful routing of buses in consultation with Auckland Transport, while retaining aspirations to develop water transport to meet future demand. Overall streets will be greener, with sustainable transport and pedestrians prioritised.

We recognise that vehicle access, servicing and loading zones are critical for business and residents, and they will be retained and implemented where needed, with Beaumont Street functioning as the primary route for marine industry and Daldy Street functioning as the primary route for public transport into the Quarter.

## Climate action

Wynyard Quarter's redevelopment has always put sustainability at the forefront. This Sustainable Development Framework (2013) required measurable improvements within the built environment, with a particular focus on water and energy usage.

We will utilise 'Take Mauri, Take Hono' with Dynamic Adaptive Pathway Planning methodologies, working with communities to plan for climate change and to restore and enhance the mauri of Te Ara Tukutuku, along with 'Te Tāruke ā Tāwhiri' Auckland's Climate Plan developed by the Mana Whenua Kaitiaki Forum and Auckland Council as a response to climate change.

The development of Te Ara Tukutuku brings the opportunity to further strengthen sustainable development, consider environment impacts to manage the land, and improve the water quality utilising mana whenua mussel reseeded and kelp translocation techniques.

Development will respond with climate change resilience and higher performance measures to reduce carbon emissions. Sustainability will be central to open space development, particularly for the park and infrastructure.

The built environment will achieve Homestar 7 and Greenstar 5-star rating incorporating floor levels that are above sea level rise – embedding in resilience and energy efficiency, onsite power generation, water reuse and Para Kore (zero waste) methodologies to reduce the amount of waste going to landfill and into Te Waitematā, We will use life cycle assessments to reduce embodied carbon for all new development.

There will be improvements in the public realm for the community, including reconfigured seawalls, recontoured land, and raised edges to respond to sea level rise and wave overtopping.

Development will locally source low water-usage native planting, provide a new home for at-risk seabirds, and regenerate fish habitat to improve water quality.

## Outcomes

Growing Communities means that we will:

- + Ensure a visible and enduring mana whenua presence
- + Lead with co-design of the public realm with mana whenua, to create more quality places for people
- + Continue to make a place that both welcomes visitors and is a home for residents by embedding the values of manaakitanga and tiakitanga into all built form and public spaces-
- + Normalise mana whenua presence, visibility and footprint and enable mana whenua investment.
- + Strengthen the waterfront axis and ensure an authentic waterfront experience.
- + Private investment to ensure a high-quality built-form with protection

from natural elements, helping to activate and define street edges for safe public spaces.

- + Enable fine-grained street and lane networks with potential for visual connections to significant landmarks, plus shared surfaces for travel and movement.
- + Ensure a leading exemplar development response to the climate action emergency, integrated with public open space, and both public and active transport networks.
- + Ensure cultural expression through engaging mana whenua designers for private and public development.
- + Ensure diversity of residential communities and tenures and diversity of commercial activity.

## Plan Change

To realise our aspirations, a plan change is required to ensure our aspirations can be delivered through the Auckland Unitary Plan. This includes:

- + Updating gross floor area requirements
- + Amending building heights on sites north of Jellicoe Street.
- + Amending development standards to manage reverse sensitivity.
- + Enabling temporary activities and events to create inviting spaces
- + Introducing new laneways and viewshafts
- + Identifying transportation links and shared spaces

# TE WHAKATUPU I Ō TĀTOU HAPORI GROWING OUR COMMUNITIES

Growing vibrant communities through a mix of great public spaces, new homes and experiences for locals, residents, workers and visitors with the

values of manaakitanga and tiakitanga.

## Placemaking and development outcomes

Our planning will ensure that the built environment and our places for people are influenced by mana whenua design principles and are well-integrated, each supporting the other.

### WATERFRONT PARK

The vision for redevelopment on the waterfront always anticipated creating a significant public space - 'a jewel in the crown' - for the Tāmaki Makaurau inner-city waterfront. This space will be the biggest contributor to restoring and enhancing the mauri of the land.

In the short term, the area to the north of Silo Park will be a busy space, with marine events and ongoing marine activity, as we shift away from the non-marine industrial uses.

In 2019 we started to change the fabric of the place by removing some of the bulk storage tanks (silos) and replacing these with a new public space. Visitor numbers to the area have soared over the past decade, and we look forward to this next step making a great place for people.



SITE 14

#### North Wharf Pavilions

**A primary destination for entertainment, commercial and fishing industry operations.**

The traditional, classic wooden Red Shed is retained to help preserve the identity and character of an authentic waterfront experience.

Flanking the Red Shed to the east and west, sustainable low carbon buildings bolster and support the activity along the Waterfront Axis, adding to the vitality and life on North Wharf for local and visiting communities.



SITE 12

#### Silo 6 East and West

**An anchor for recreation and marine activity at the west end of the Waterfront Axis.**

The 'six pack' bulk storage tanks of Silo 6, are retained to celebrate Wynyard Quarter's urban marine industrial character.

To the east and west of Silo 6, sustainable, low carbon buildings will activate the edge of Silo Park where it completes the Waterfront Axis. North-facing views overlook Silo Park, Westhaven and the harbour beyond.



SITE 19

#### Jellicoe Street East and West

**An exciting meeting point between green open space, blue water's edge and waterfront activity.**

At the corner of Jellicoe Street and Daldy Street our three axes converge on a vibrant, sustainable, low-carbon, mixed-use development.

At the heart of this block, retail and food and beverage will enliven the new Wynyard Plaza. This new, public open space will form a distinctive diagonal link between North Wharf and Beaumont Street, creating fine-grained urban forms which orient us towards Wynyard Wharf and extend our journey onwards to Te Ara Tukutuku.



HEADLAND SITES

#### Embodying the transition from 'urbanness to openness'

Distinctive, sustainable, low-carbon buildings will form the interface between built form and open space.

Mixed uses and the best of Māori innovation will bring life to street and park level, while occupied and habitable spaces at upper levels will overlook and protect public open space.

Buildings will frame long range views drawing people towards the park. A variety of building heights will transition upwards from the park edges, shelter laneways from prevailing winds, and offer glimpses to key wayfinding landmarks like the Percy Vos Boatshed and the marinas.

Through a vibrant intermixing of mana whenua-influenced public and private realms, design for passive surveillance, residential frontages and architectural elements, will form a varied, interesting and safe edge to the public realm.

### URBAN DESIGN STRATEGY

The future built form development will be led by a set of Guiding Concepts which will ensure delivery of the highest quality public realm for Te Ara Tukutuku:

- **Contributing to a diverse skyline**
- **Making legible urban form**
- **Transitioning from urban to open**
- **Creating high quality park interface**
- **Integrating public realm with built form**
- **Diversifying scale grain and mix**

# TE WHAKAPAI AKE I Ā TĀTOU WHAKARITE MŌ NGĀ WĀHI TŪ WĀTEA ENHANCING OUR PUBLIC OPEN SPACE JOURNEY

Creating and connecting our public open spaces, that are unique to the mana whenua of Tamaki Makaurau.

## Context

The city centre has a range of large and small public spaces and a series of small parks, plazas, promenades, laneways, bridges, wharves, breakwaters and hardstands along the waterfront. These spaces are well-used and well-loved by Aucklanders and visitors alike.

These spaces also enliven our waterfront through temporary events, working in conjunction with established buildings and structures such as Silo 6 and the Viaduct Events Centre. They are enjoyed by the people who use and move through them, to gather, play and enjoy an authentic waterfront experience.

There has long been a vision of adding to this open space network. The 2012 Waterfront Plan showed a new destination park on the peninsula. There is currently a designation reserving 4ha to 5ha of space over Wynyard Point for this park and connecting spaces. Extending the series of public open spaces to the point, in conjunction with the newly-created extension on Hobson Wharf, aligns with the Waterfront Plan objective for more public, open space.

## Aspirations

Our goal is to create spectacular public spaces that are cherished by all Aucklanders – places for people to connect with friends, family and the surrounding harbour without needing to spend money.

These new public spaces will add to the existing ones in Wynyard Quarter, creating a network of open space that prioritises sustainability and is internationally admired.

### WATERFRONT PARK

Te Ara Tukutuku is a gateway to Te Waitematā. With the bulk liquids industry departing from Wynyard Point in 2021, there is now the opportunity to create a park. This space will return the reclamation to the people: creating space to gather and interact with Te Waitematā.

This uniquely Tāmaki Makaurau public open space will be the only place in the city where you can stand, without a boat, in the middle of the harbour. It will feature spectacular views to and from the city, provide new access down to the city, and complete the green link connecting Te Ara Tukutuku through the Daldy Street Linear Park to Victoria Park.

Over the years, there have been discussions on providing a significant building within the park. Through consultation over plans from 2005, Aucklanders have consistently reiterated that an open space is needed at the end of this peninsula. This was recently confirmed through the 2020 refresh of the City Centre Masterplan.

However, we do see opportunities to provide a cultural, arts, community, kai space and Māori enterprise within our planned development south of the large public open space. This would both retain the open nature of the future park at the water's edge, while providing flexibility for the future.

The proposed park outline will be different from the current designation - the same size, but shaped differently. New studies show that the realigned open space will provide more shelter from the prevailing winds, and thus be a more inviting spot for Aucklanders to enjoy.

Mana whenua have identified this area as a site for the most significant cultural marker that becomes the public art centrepiece of Te Ara Tukutuku, and draws visitors to the site.

### WYNYARD WHARF

Wynyard Wharf north needs to be upgraded before it can be accessed by the public. This is an opportunity for us to remake the existing wharf, utilising 'Take Mauri, Take Hono' to ensure there is improvement in the mauri in this space and shifting away from an underutilised structure; reimagining some of the wharf to integrate with the new coastal park edge, will allow people to engage with the water differently.

### HOBSON WHARF EXTENSION

The America's Cup led to the extension of Hobson Wharf - a new public space for the city. It is a place of respite on the Viaduct to connect to the Waitematā, but also the perfect spot for temporary marine events and activations.

Hobson Wharf could host a range of events – marine (e.g. boat shows), theatre, markets and more. Its proximity to the Maritime Museum further highlights maritime history of Tāmaki Makaurau, providing opportunities for collaboration. The public open space provides prime views, a place to pause beside the bustle of the Viaduct Harbour, and a place for mana whenua to share their stories, pūrākau and mātauranga.

### SILO PARK AND THE BLUE-GREEN LINK

In preparation for the America's Cup, we extended Silo Park, creating a larger public open space. This space references the legacy of industry past with the retention of nine bulk storage tanks - some storing food (e.g. cooking oils, molasses) and celebrates our Māori culture in a new structure developed with a mana whenua.

We propose to rebuild the existing playground with mana whenua-influenced design at Jellicoe Street, and strengthen the connection from Jellicoe Harbour to Beaumont Street through a laneway. We will also extend Silo Park north into a new linear park along the eastern edge of Te Ara Tukutuku, providing an inviting sequence of activities along the peninsula. The space east and west of Silo 6, an existing development site, will be of outstanding quality with active uses on the ground floor to enliven and enhance the surrounding public space and celebrate the past.

Public access along the wharf with these reshaped public open spaces bring to life the long-held Blue-Green connection aspiration. They will draw people into the park, as well as attracting people to the larger public open space at the gateway to Te Ara Tukutuku

### CHANGING SPACES

The past 10 years have seen Wynyard Quarter change dramatically. Little by little, this former industrial area has seen new public spaces and development. These have been incorporated into the fabric of the area, the new with the old: new apartments, offices and laneways beside enduring marine industry, creating a gritty and interesting waterfront environment.

These spaces continue to change. New public space just north of the existing Silo Park brings incredible opportunity for our future park, through the integration of exceptional design and placemaking.

Placemaking is the creation of vital public spaces - the kind of places where people feel a strong relationship to the place, to each other, and a commitment to making things better. Through placemaking, the people of a place play a strong cooperative role in the building of their public places. This philosophy has guided the creation and use of public spaces across Wynyard Quarter and the waterfront for many years, and will continue to do so. Utilising 'Take Mauri, Take Hono' for the design of public spaces we will introduce mātauranga Māori (traditional knowledge) to restore and enhance the mauri of these spaces for the public and community to enjoy.

Placemaking has brought to life flexible, open spaces – small and large with play areas and food trucks, festivals and events. Across the waterfront, you can find local celebrations of Matariki, striking art exhibits, pop-up libraries and cinema, music from local DJs, workshops on everything from dancing to sustainability and everything in-between, and more – all right at the water's edge.

We can all look forward to the change coming in the future, and must ensure our new public spaces will be loved just as much as the 'old' ones.

## Outcomes

### Public open space journey means that we will:

- + Create a series of cultural markers along Te Ara Tukutuku leading to the most significant spots on the peninsula attracting visitors and tourists.
- + Restore and increase the mauri in these public spaces.
- + Enable diverse recreation activities on the land and water.
- + Utilise 'Take Mauri, Take Hono' to influence and embed a distinctive cultural look and feel, including the mauri of the harbour, plus the people and stories of this place.
- + Create new infrastructure on Wynyard Wharf for the public to interact with the water and connect to the park.
- + Utilise 'Take Mauri, Take Hono' to influence, the north and west coastal edge of Te Ara Tukutuku. This way we can regenerate unique habitats on the land and sea to support fish and coastal plant species and a new home for a colony of at-risk red-billed gulls. There will also be benefits of enhanced public enjoyment and climate change resilience.
- + Enhance safe, public open spaces, activating street frontages for improved, passive surveillance and views of the surrounding landscape.
- + Celebrate placemaking and activations that bring life to our public spaces.
- + Utilise 'Take Mauri, Take Hono' to influence and implement a stormwater management system that is catchment-wide over Te Ara Tukutuku.

## Plan Change

To realise our aspirations, the plan change will ensure that the open space outcomes are protected through the Auckland Unitary Plan. This includes:

- + Rezoning the park land from business zone to an appropriate open space zone.
- + Amending the existing open space designations as required.
- + Rezoning Silo Park extension from business zone to an appropriate open space zone.
- + Rezoning Jellicoe Street playground from business zone to an appropriate open space zone.
- + Developing provisions to enable temporary activities and events to create inviting spaces.

**TE WHAKAPAI AKE I Ā TĀTOU WHAKARITE MŌ NGĀ WĀHI TŪ WĀTEA** ENHANCING OUR PUBLIC OPEN SPACE JOURNEY  
 Creating and connecting our public open spaces, that are unique to the mana whenua of Tamaki Makaurau.

**DECLAMATION**



**NATURALISTIC**



**OPEN SPACE**



**LINEAR PARK**



**STREET**



**LANEWAY**



**PROMENADE**



**PLAZA**



**WATER ACCESS**



**WAKA ACCESS**



**WHARF**



**HABITAT**



Artist impression, indicative only.

# TE MANAAKITANGA BUILDING ON OUR HOSTING LEGACY

The value of manaakitanga enables hosting large events and spontaneous play through the use the of the America's Cup legacy infrastructure, and

our new public open space

## Context

In the 1990s, the America's Cup triggered the redevelopment of Viaduct Harbour. Today, we see that something similar has occurred in Wynyard Quarter, with the 2021 event accelerating the redevelopment of the area. Existing marine and industrial activities have relocated from Wynyard Point, freeing up the space for the America's Cup bases. Hobson Wharf has also been extended, creating space for a double base.

The America's Cup is recognised as a stimulus to the New Zealand economy. However, as the city and the importance of marine events grow, so does the demand for public spaces. One result has been a new public space: Silo Park Extension at the gateway to Te Ara Tukutuku.

While marine events play an important role in activating the waterfront, the area they use is available to the public in between large and small events.

## Aspirations

We want to make the most of marine events – developing and using public spaces for the city while retaining space for events into the future.

### LEGACY SPACES FROM AMERICA'S CUP SOUTH

Building on our placemaking approach of 'do-learn-do' we are proposing to scale up our activities, recognising that continuous change is to be expected and requires us to be agile. In the location of the America's Cup bases we are proposing a strategy that provides flexibility to programme a variety of different activities and experiences when the space is not being used for the America's Cup and other marine events.

Apart from marine events, the space can be used to achieve social, environmental, economic and cultural outcomes. Planning for placemaking and activations on these spaces with mana whenua provides an alternate use and creates quality spaces that create community.

This area also provides space for innovation through testing new ideas and projects.

## Outcomes

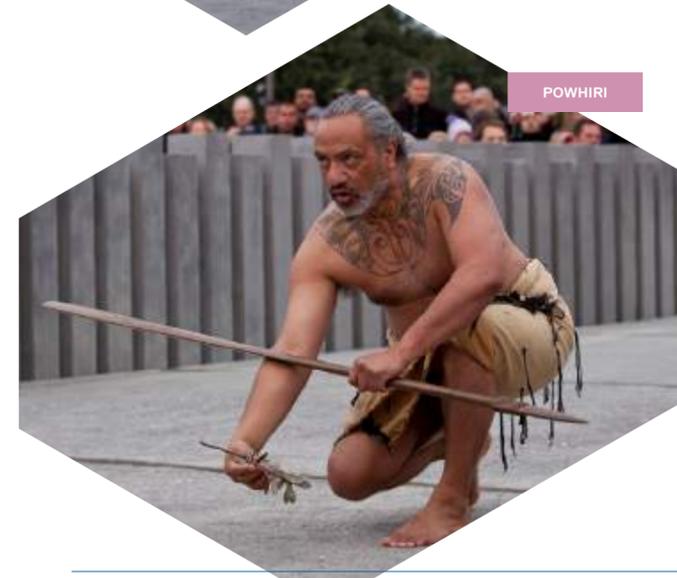
### Hosting legacy means that we will:

- + Create a flexible, large event space in the heart of the city.
- + Enable room for events, ongoing activations, innovation and play.
- + Enable room for ongoing use of public open space and access to calm water.
- + Enable room for growing new ideas and encouraging commercial enterprise and innovation.
- + Enable mana whenua to participate in the planning for events on the waterfront, exercising their responsibilities as kaimanaaki (host responsibilities) and kaitiaki (guardians of the whenua and moana).

## Plan change

To realise our aspirations, appropriate development controls will be proposed through a plan change to the Auckland Unitary Plan. This includes:

- + Enabling placemaking and events within these spaces
- + Longer-term temporary events to kickstart creative and commercial endeavours



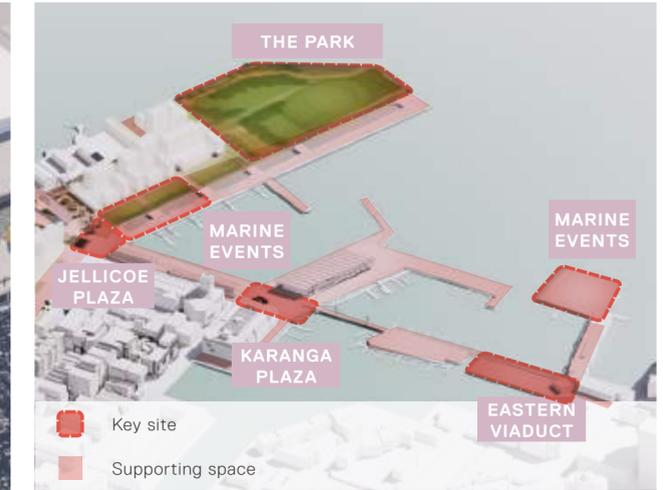
### TRANSITIONAL USE

During major marine events such as the America's Cup, the marine events area needs to be cordoned-off for hosting.

These events are significant, but they don't last forever. When they aren't in hosting mode, we need the sites to be active, attractive and exciting places to be. We need to make a place that is always on, and always ready to change.

Up to 2028, the current Marine Events Space (including Hobson Wharf Extension) will convert to perform the function of hosting events such as the America's Cup, the Volvo Ocean Race, and many others.

Between events, the Marine Events Space will be open to the public and activated with a variety of temporary installations and programmes to continue to attract visitors and enliven Wynyard Quarter.



### FUTURE OF MARINE EVENTS

Mana whenua will exercise their responsibilities as kaimanaaki (host responsibilities) and kaitiaki (guardians of the whenua and moana).

By mid-2028 the current resource consent for the America's Cup will conclude and the sites on Te Ara Tukutuku will be available for development. It is important to now consider the future of large marine events within the waterfront as a whole.

The proposal considers a site on Te Ara Tukutuku of a similar size as was required for the America's Cup event. The potential event site spans over land and wharf, from the south east open space to the south end of Wynyard Wharf. While this would require bridging the land to the wharf for the event, it would also enable continued use of potential east to west public open space and new calm water space that has been created within Jellicoe Harbour for the America's Cup.

Hobson Wharf extension will remain available for potential future events, as well as smaller marine events like Volvo Ocean Race and boat shows.

The 2021 America's Cup event has brought together waterfront events infrastructure as an integrated whole, supported by surrounding public spaces.

# TE WHEAKO I TE TAHA MOANA CELEBRATING A WATERFRONT EXPERIENCE

Exploring the harbour and its unique attractions and activities, from the fishing industry to superyachts, classic boats and waka, to food and

hospitality on the water's edge.

## Context

Connection to the water is fundamental for Wynyard Quarter. The original shoreline was at the southern point of Victoria Park, and the waterspace that is now Te Ara Tukutuku was well-used by waka as a source of food, trade and travel. Since the 1930s, Te Ara Tukutuku - comprised of approximately 10.6ha of land and with over 1km of shoreline - has sat within Te Waitematā.

Originally, Te Ara Tukutuku was used for marine and industrial activities, and the marine industry remains critical in retaining the area's authentic waterfront character.

Water access and experiences for the public abound across the waterfront. People can touch the water at the Karanga Plaza steps. Te Ara Tukutuku and Hobson Wharf Extension provide spectacular views of the harbour.

Westhaven provides ample opportunities to sail on Te Waitematā. The wharves of Wynyard Quarter are public places that double as a functional working waterfront, providing space for the fishing fleet, classic boats and superyachts. Te Ara Tukutuku is also home to key marine industry business and commercial ferry operations.

## Aspirations

We want to preserve and build upon these existing waterfront experiences, highlighting Te Ara Tukutuku connection to water, and the lively waterspace that surrounds it. This means protecting and creating new space for marine industry, creating new access points to the water, improving water quality, and making the most of this uniquely maritime location.

The stretch of the waterfront between Te Ara Tukutuku and Hobson Wharf provides a variety of experiences from the fishing fleet, classic boats and superyacht berths, retail and eateries on the water's edge.

In addition to this, we are now proposing a destination park that is wrapped within the harbour edge. The park will add public access to the water. Imagine bombing, fishing, swimming and waka landing – a range of free and accessible water attractions enhancing the experiences elsewhere on the waterfront. The park will also add new protected sea bird roosting spots and fish habitats, celebrating and enhancing the mauri in the moana and the whenua of the waterfront.

Acting as a bookend to the marine industry precinct on the western side of Te Ara Tukutuku, we are proposing a facility to provide much-needed space for our marine operations as they continue to function as an essential part of the working waterfront.

## Outcomes

**The waterfront experience means that we will:**

- + Enable new access points to the water, including ramps for waka access
- + Protect the working waterfront character
- + Enable marine events
- + Promote fishing spots on the peninsula
- + Promote our maritime history
- + Enable new marine services facilities that support marine activity.

## Plan Change

To realise our aspirations, the plan change will enable appropriate controls through the Auckland Unitary Plan. This includes:

- + Retaining zoning that provides for marine industry
- + Managing reverse sensitivity between residents and noise from marine operations.



CLASSIC YACHTS

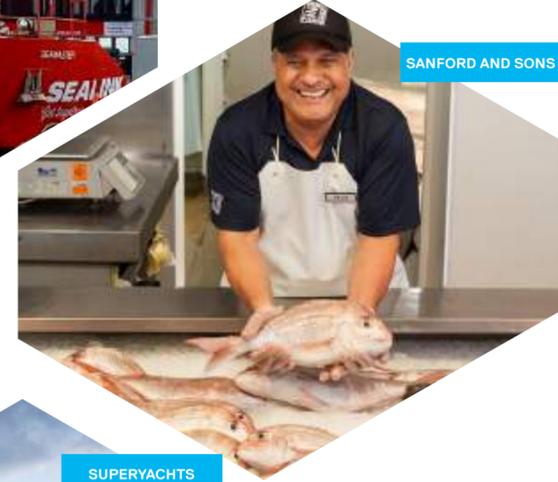


FISHING FLEET



SEALINK

TE NUKUAO



SANFORD AND SONS

SUPERYACHTS



VIADUCT EVENTS CENTRE



TE WERO CROSSING



MARITIME MUSEUM



VOS BOAT SHED



NORTH WHARF



TIDAL STEPS

# Wāhanga Tuatoru.

## Staging: Our Roadmap

This plan continues with the staged approach to urban regeneration within Wynyard Quarter. This is a deliberate approach which facilitates development opportunities in a way which ensures that the market is in a better position to respond, and to align with activities and dependencies across the wider city centre area.

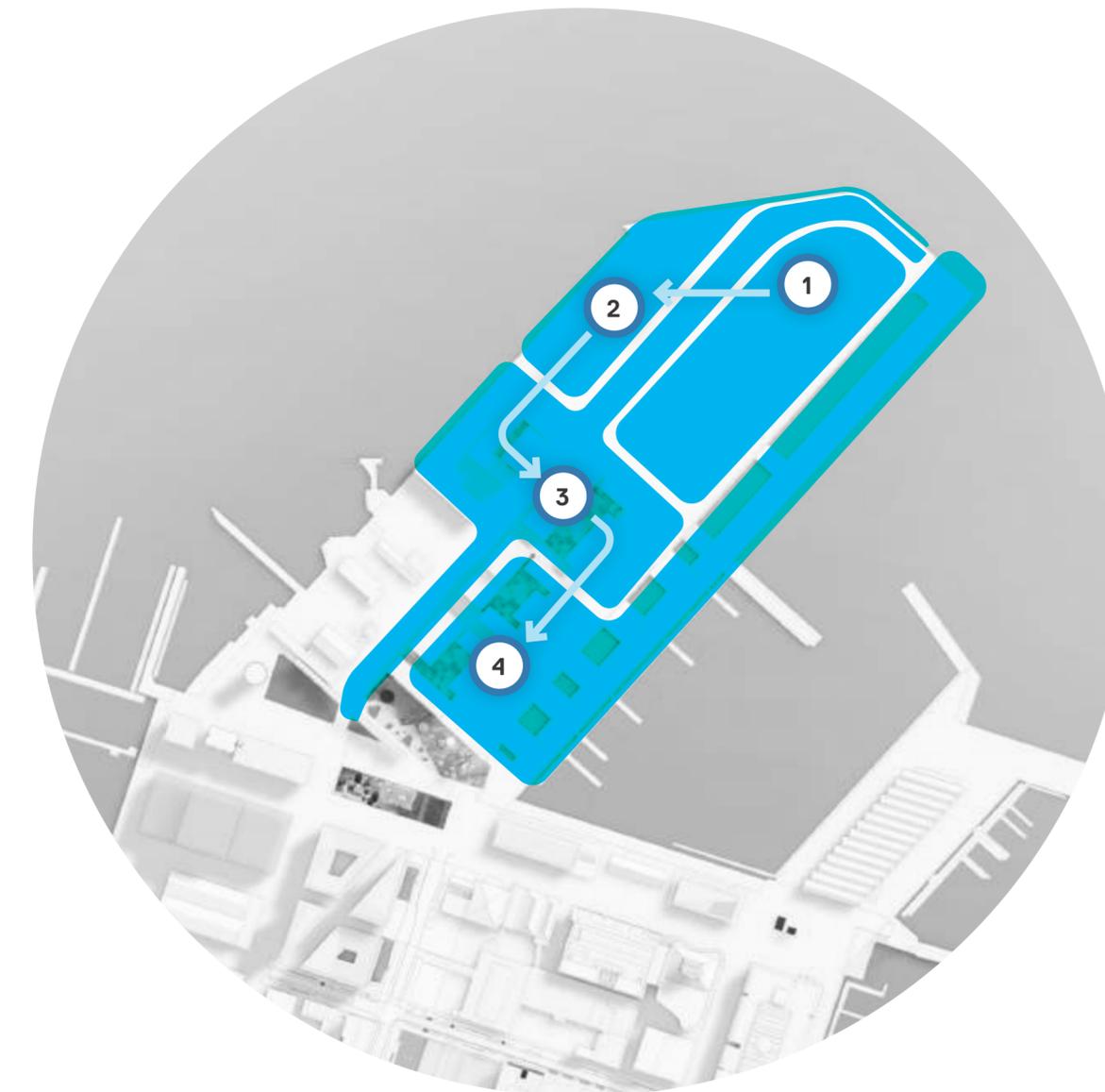
We have adopted a fiscally-prudent approach to deliver value for money, making the best use of existing assets, and reflecting the constrained post-COVID funding environment within which we are operating. Strengthening our partnerships and collaborations, as well as fostering innovation and cost-effective ideas, are an important part of our strategy.

Wynyard Quarter is a long-term urban regeneration programme. As such it requires multi-year funding, continued commitment, and the harnessing of the positive energy of all stakeholders to ensure successful delivery.

Existing projects will continue as part of our Long-Term Plan funding. New transformational projects are indicative only, and are subject to council Long-Term Plan funding, council group partner activities and agreements, and the property market.

### Timing:

- + Long-Term Plan - Stages 1 to 3 (2023-2031)
- + Future Long-Term Plan - Stage 4 (2032+)



# Stage 1

2023-2027

Stage 1 will commence delivery of the destination park – a place designed as a whole, but delivered in stages. Stage 1 will open up Te Ara Tukutuku to the public following the exit of current leaseholders, removal of bulk storage tanks and remediation of the land.

The ongoing transitional programme for the Marine Events Space initiated at the conclusion of the America's Cup 36.



Enable large events and spontaneous play through the use of America's Cup legacy infrastructure, and our new public open space



Open up the first part of the park and reconnect Auckland's blue/green edge



MARINE EVENTS SPACE (HOBSON WHARF)

# Stage 2

2026-2030

Stage 2 sea-wall upgrades and land modifications will help future proof the area from climate change impacts and form part of improvements to the local ecology, including habitat for our threatened red-billed gulls.



Engage the public with the waters' edge with upgraded and modified climate change resilient seawalls.



# Stage 3

2029-2031

Stage 3 sees the upgrade of Hamer Street south and conversion of Hamer Street north to parkland, this will stitch together and complete the destination park.

The creation of public open spaces will connect the Western Promenade to Jellicoe Harbour.



Upgrade sea walls to bring the public right to the western promenade edge, and complete the connection between the 'two waters' of the eastern and western edges of the point.



# Stage 4

2032+

Stage 4 will cultivate the growth of future community and provide the final piece of public realm to complete the Waterfront park.



Upgrade the south section of Wynyard Wharf for pavillions and ecological restoration.



Replace ageing Wynyard Wharf north section with exemplary waterside structure integrating public access, cultural design, waka ramp access, ecological enhancement and engagement with the water



## Funding and timing

The transformation of Wynyard Quarter has required significant council investment in planning, infrastructure and the public realm. Public investment in the Wynyard Central of around \$375 million has already attracted \$800 million of private development.

The next twenty years will require additional investment in public infrastructure, with delivery of projects across the council group to achieve the Waterfront Vision and Waterfront Goals. The long-term costs are based on the high quality of public space development, as initiated in Wynyard Central, and known information about infrastructure and remediation. Building on the quality of public space, as well as residential, commercial and cultural development and improving our infrastructure, cost estimates indicate an additional \$300 million will be required, with \$162 million of this over the period of the next Long-Term Plan (2022-2032).

| TRANSITIONAL USE:<br>2021-2023   | STAGE 1:<br>2023-2027   | STAGE 2:<br>2026-2030  | STAGE 3:<br>2029-2031   | STAGE 4:<br>2032 +  |
|--|---|--|---|---|
|   |    |   |   |    |
| <b>TO ACHIEVE</b><br><b>Te Ara Tukutuku</b>  | PARK SIZE 2.1ha   |  | PARK SIZE 4.5ha   | PARK SIZE 5ha   |
| <b>REQUIRES</b><br><b>\$2.7M</b>   | <b>\$30M</b>  | <b>\$45M</b>   | <b>\$90M</b>  | <b>\$135M</b>   |
| <ul style="list-style-type: none"> <li>- Site services, plug and play infrastructure for active uses, activities and events</li> <li>- Planting, seating and fencing</li> <li>- Flexible open space for public activation</li> <li>- Codesign with mana whenua and he pia he tauria</li> </ul> | <ul style="list-style-type: none"> <li>- Site services infrastructure and facilities for events</li> <li>- Stormwater management system to cap contamination, collect and treat run off</li> <li>- Land contours and seawall modification for climate resilience</li> </ul> | <ul style="list-style-type: none"> <li>- Seawall modification to improve water quality, access to and from the water and climate resilience</li> <li>- Habitat enrichment to support the reintroduction of native species and the relocation of protected red-bill gull and white-fronted tern colonies</li> </ul> | <ul style="list-style-type: none"> <li>- Seawall replacement and contamination remediation</li> <li>- Infrastructure upgrades to enable private development</li> <li>- Hamer Street upgrade to support multi-modal transport</li> </ul> | <ul style="list-style-type: none"> <li>- Wynyard Wharf replacement to strengthen park edge and incorporate climate resilience</li> <li>- Publicly accessible wharf space and pavilions to support marine events</li> <li>- Site services infrastructure upgrades for resilience, events and to support private development</li> </ul> |

