

City Centre Residents Group - Update November 2021



Kia ora

This presentation:

- 1. What's happening across the waterfront**
- 2. Transitional strategy on AC36 Bases**
- 3. Queens Wharf – current issues update, place programme**

Eke Panuku Team

- Gyles Bendall – General Manager Design and Place**
- Fiona Knox – Priority Location Director, Waterfront**
- Frith Walker – Head of Placemaking**

1. What's happening across the waterfront?

Westhaven to Queens Wharf



City Centre Masterplan Context

Transformation move 1 Transformation move 6 Transformation move 8



Māori Outcomes



The Green Link



Harbour Edge Stitch



What we have achieved



COMPLETING THREE WATERS

- + Watercare has been progressively upgrading infrastructure, including new pump stations in Wynyard Quarter, to keep ahead of the growth that will occur.
- + As part of the America's Cup works, Healthy Waters led the thinking around a stormwater pipe upgrade from Daldy Street to Wynyard Point that has now been delivered.
- + We have worked with others to install rain gardens across Wynyard Quarter for sustainable stormwater management.



MARITIME HISTORY RESTORATION

- + The name 'Percy Vos' is synonymous with skill, craftsmanship and innovative boat design. Many of Aotearoa's finest vessels were built in the Percy Vos Boatshed, the last place in the country to build wooden boats. Eke Panuku has restored the boatshed, so it can be used for boat-building and waka making, and to showcase some of the country's maritime history.

MARINE DEVELOPMENT

- + Eke Panuku is partnering with Orams, leveraging on their contribution to the marine industry - to service and refit major vessels, which in turn generates employment and economic activity.
- + Progress on a new marine facility on Beaumont Street will feature elements to represent the Southern Cross at night.
- + Through the America's Cup works, SeaLink has moved from Wynyard Wharf to a new home on the western edge of Te Ara Tukutuku. In this location they can continue to provide services to the Hauraki Gulf.



NEW PUBLIC SPACES AND STREETS

- + The first stage of Tiramarama Way within Wynyard Central was opened 2018. This east-to-west link connects Daldy Street in the east through to Halsey Street, and adjoins the Wynyard Quarter's Innovation Precinct.
- + Tiramarama Way lies over the original intertidal zone between Waiaitara and Waitematā. Planted groves at each end of the street indicate the historical places where people found food, while water collecting in puddles reflects the day sky and the lighting above the night sky. Shells embedded in concrete suggest a walking path by day, and reflect the moonlight at night. The second stage is underway, and will provide further access through Wynyard Quarter from Halsey Street to Beaumont Street in the west.
- + Eke Panuku worked closely with the Wynyard Edge Trust to create an extension to Silo Park, which includes repurposed tanks, and an award-winning shade structure developed with mana whenua that has become the newest place to hang out.



COMPLETING STREET NETWORKS:

- + The council group has been working through a programme of street upgrades, and has completed Daldy Street and Amy Daldy Park, with Daldy Street Linear Park forming part of the network of open spaces in Wynyard Quarter.



RESIDENTIAL DEVELOPMENT

- + Eke Panuku is partnering with property developer Willis Bond & Co to build up to 500 new homes in the central area of Wynyard Quarter.
- + In 2018, we welcomed our first residents into Wynyard Quarter with the completion of the Wynyard Central and 132 Halsey developments. Willis Bond's current residential development 30 Madden will feature work by mana whenua artists referencing the cultural narratives of the surrounding environs, namely Māori star constellations and the original foreshore.



Te Ara Tukutuku Plan

Wynyard Quarter Precinct Update

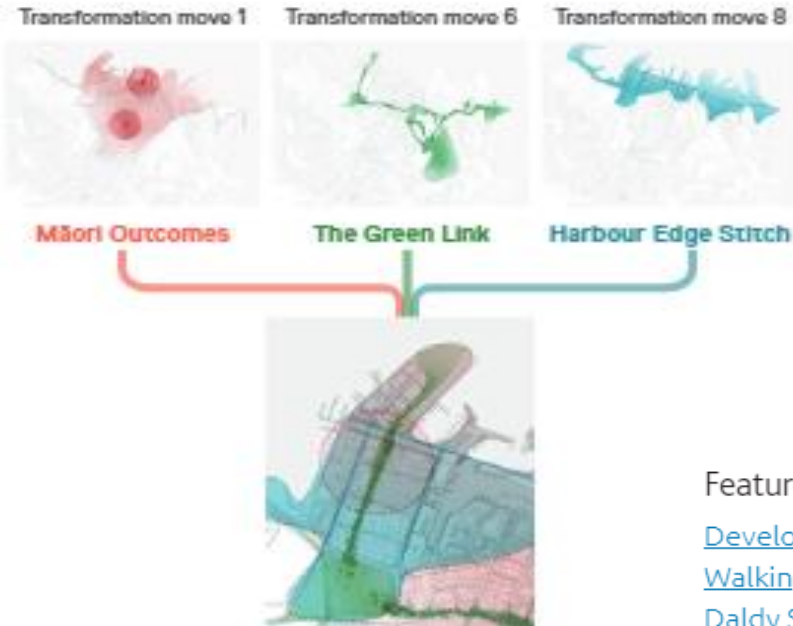
Strategic Context

CCMP and Waterfront Plan Refresh

The City Centre Masterplan Refresh 2020

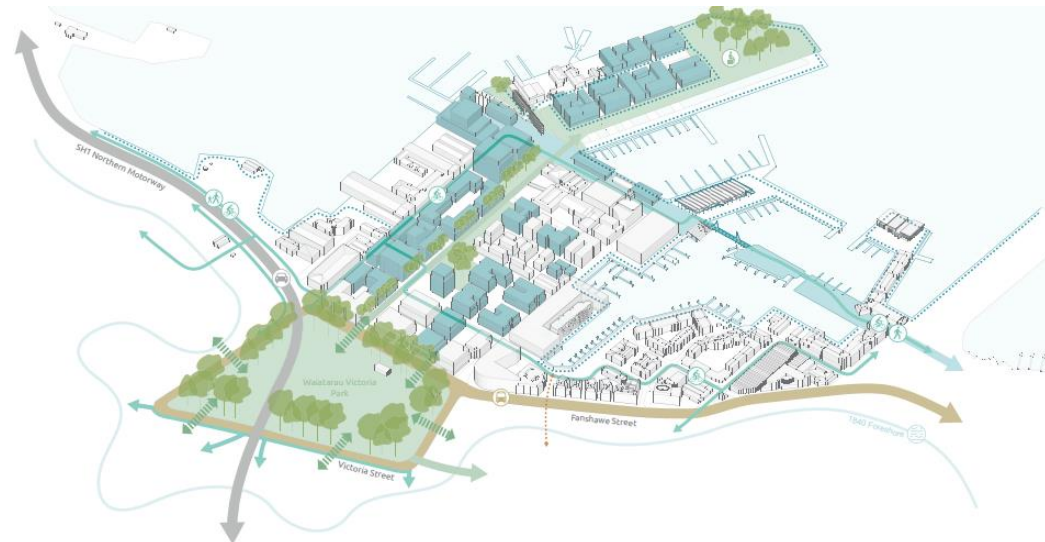
In 2020, Auckland Council updated the City Centre Masterplan (CCMP), setting the strategic direction for Auckland's city centre and waterfront for the next 20 years. It envisions a place with thriving business and cultural expressions, one that connects people to nature and each other.

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



Te takutai i te uru West waterfront

CCMP envisages ongoing redevelopment and regeneration of Wynyard Quarter, with mixed use development and green links leading to a flagship new green space on Wynyard Point.



Features

- [Development opportunities](#)
- [Walking and cycling connections](#)
- [Daldy Street green link](#)

- [Wynyard common](#)
- [Wynyard Point open spaces](#)
- [Wynyard crossing](#)

[Te Wero and eastern Viaduct](#)

Strategic Context

Why a Plan Change?

2012

2021



Key issues for the future

Blue Green Waterfront



Climate change
resilience
Water quality

Public Waterfront



Flexible, inclusive,
safe public spaces
Access to water

Smart Working Waterfront



Flexible commercial
and event spaces
Protect existing
marine industry

Connected Waterfront



Multimodal transport
infrastructure
Peak hour capacity

Liveable Waterfront



Housing diversity
Visible & enduring
mana whenua
presence

Our Kaupapa

- A visible and enduring mana whenua presence
- Sustainable urban development for housing and enterprise
- Enhanced public amenity green open space and access to the water, connected to the wider city
- Place activations and major events on the land and the water



Te Ara Tukutuku Projects



A WATERFRONT PARK



B HEADLAND URBAN DEVELOPMENT



C WYNYARD WHARF PROMENADE



D MARA HUPARA



E HAMER STREET TRANSFORMATION



Development Pipeline



SITE 14



SITE 12



SITE 19



HEADLAND SITES

- Site 14, 12, 19 – short to medium term
- Headland sites – long term



Wai Kōkoto Victoria Park

Future Development

Future Park

Staging and funding

Four key stages will deliver a 5 ha park and enable \$325M private development over 10-15 years

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



Yes, these things do take time!



Wynyard Quarter 2007



Wynyard Quarter 2021

The exciting bit...we are gearing up for designing the public realm



Timing and Phasing

- Shell hand over the site to Auckland Council - Dec 2022
- Design procurement is starting – we will be seeking Expressions of Interests for a design consortium early 2022 and contractors on board by mid 2022
- Public consultation and detailed design and consenting through to 2023-2024
- LTP funding for major capital works not available until mid 2024

Note that:

- The site will remain in its current state from Dec 2022 - Sept 2024
- Construction to begin in earthworks season Sept 2024
- First stage of works construction will require
 - underground works first - stormwater and underground systems
 - above ground works second - land contours, seawall modification for climate resilience
- Stage 1 completed 2027

2. Transitional Strategy

Our transitional strategy





Our transitional strategy



- Further democratising the land and water space
- Do-Learn-Do – what can we learn for the future Waterfront park?
- Passive use for all
- Managed events – Opera, Flugtag etc
- Safe use for all
- Balancing public and working access

Our transitional strategy



3. Queens Wharf

History and evolution



January 1864



1882



1899



Circa 1931



2009



2011

The Peoples Wharf

Public Place



Placemaking & Events



Cruise



- Legacy agencies including Waterfront Auckland managed the redevelopment and operations
- Government and Auckland Council 50/50 ownership
- Government owns the Cloud
- Current arrangements across Council Group
 - Auckland Unlimited: Venues and wharf operations
 - Auckland Transport: Ferry operations
 - POAL: Cruise operations
 - Eke Panuku: Part owner of wharf on behalf of council, manager and operator of wharf asset, Shed 10 owner

Place programme



Place programme



Current state and regular questions

- What's happening with the Cloud?
- What's the state of Queens Wharf as an asset?
- What's happening with cruise?
- Where is the current discussion on the Papa Kokere?
- What's happening with the health and safety review?
- Is there any future agreed masterplan?
- What's the long term plan for the wharf?

Longer term plan – Design Objectives

A suite of Design Objectives have been developed to guide the strategic vision process and future masterplanning and design of the Queens Wharf. The Design Objectives are specific place-based objectives developed from the overarching 2012 Waterfront Plan Goals:

Waterfront Plan 2012 Goals



A 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.



A 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.



A 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.



A 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.



A 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.



A Public Wharf.

Queens Wharf is a place of manaaki, where visitors are welcomed. Designed to be a public space, actively managed and flexible in its use. A place for observation and participation, where pedestrian access is maximised. Commercial activity is limited to activities supporting public use, and perceived ownership boundaries are diluted through design and management.



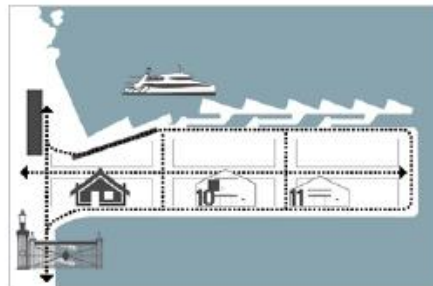
An Environmentally Responsive Wharf.

Queens Wharf design is resilient where environmental systems, sustainability principles and low impact design is integrated with the public realm to create amenity. Including shade and shelter for people, and habitat for coastal flora and fauna.



A Culturally Expressive Wharf.

Queens Wharf is expressive of Te ao Māori culture where mana whenua have a visible presence with integration of mana whenua mātauranga into the design of the built environment and open space. A whānau friendly place where manaakitanga is demonstrated and mana whenua feel connected to their past cultural heritage.



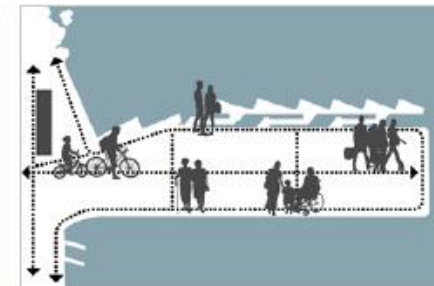
An Adaptive Wharf.

Queens Wharf history is celebrated as a place of trade and arrival. Designed for the future evolution of the wharf, through adaptive re-use of spaces and structures. Celebrating the qualities associated with the 'over-water' character, edge condition, structure and its features.



A Legible Wharf.

Queens Wharf has a distinct spatial arrangement with a legible 'street and platform' wharf structure that forms the basis of future redevelopment. Designed to deliver increased public open space, high quality public transport interfaces. Built forms that support transport, social and cultural activities give-way to public open space from south-east to north-west.



An Accessible Wharf.

Queens Wharf is accessible for pedestrians, with movement patterns based on a continuous edge public promenade connected by cross links to the 'central spine'. Access for vehicles to serve events, cruise and ferries are managed and limited. Mobility, taxi and drop-off areas are limited but conveniently located, with the potential for these to be located off the wharf in the future.

Longer term plan – Spatial Framework



Preferred Spatial Framework



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Delivers opportunities to enhance marine ecosystems, and create positive environmental impacts including building sustainably.



Delivers on creation of 'a people's wharf' with increased public open space, expressive of Tāmaki Makaurau culture and heritage.



Delivers on authentic waterfront activities through the continued ferry transportation use, and the flexibility to accommodate cruise.



Delivers opportunities for a highly accessible and better connected city and waterfront, with connected transportation services.



Delivers opportunity for welcoming open spaces and access to transportation services and facilities for residents, workers and visitors.



Questions