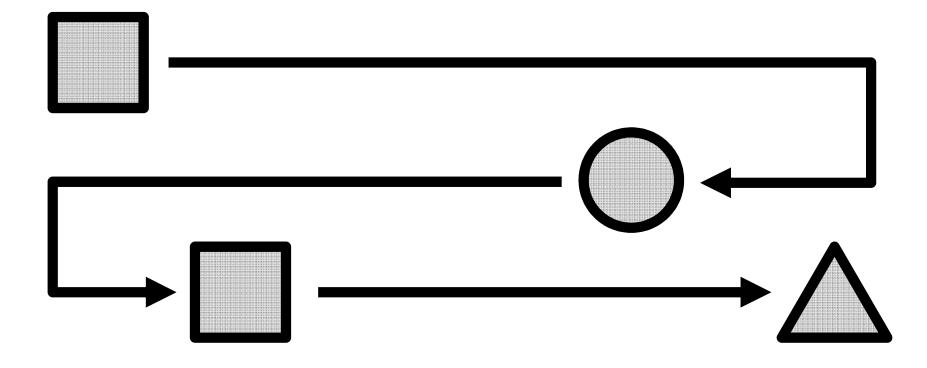
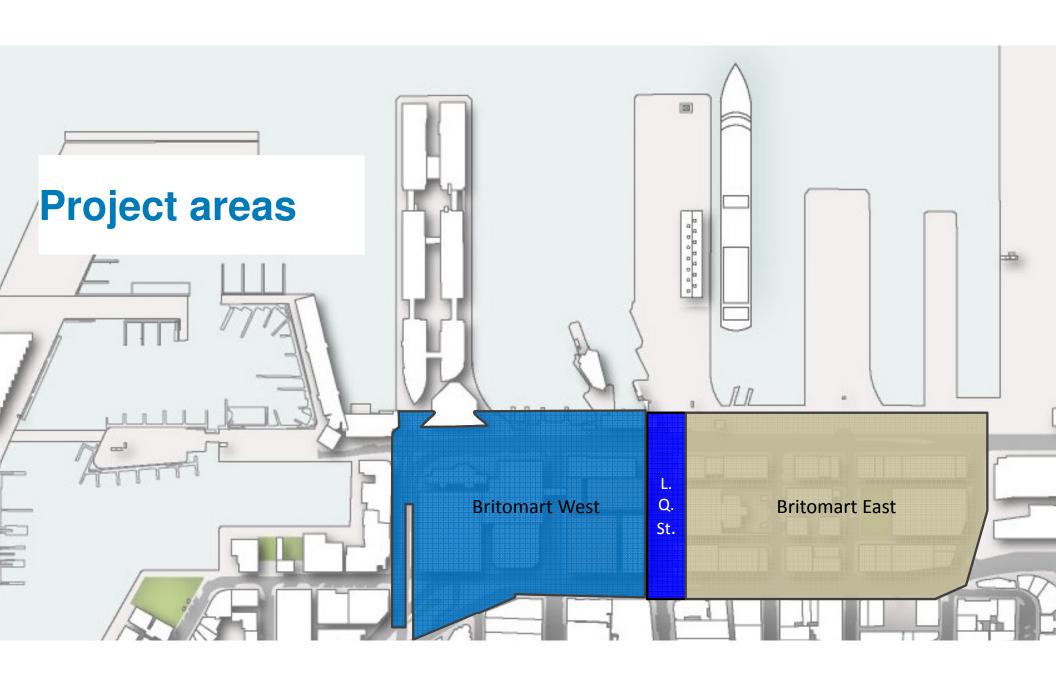
# Sequencing <u>Matters</u>





# AT Emerging Preferred Option FERRY BUILDING LOWER ALBERT STREET BRITOMART STATION TAKUTAI SQUARE COMMERCIAL BAY BRITOMART LANE GALWAY STREET CUSTOMS STREET EAST

OPTION 2 - PARALLEL STOPS QUAY STREET

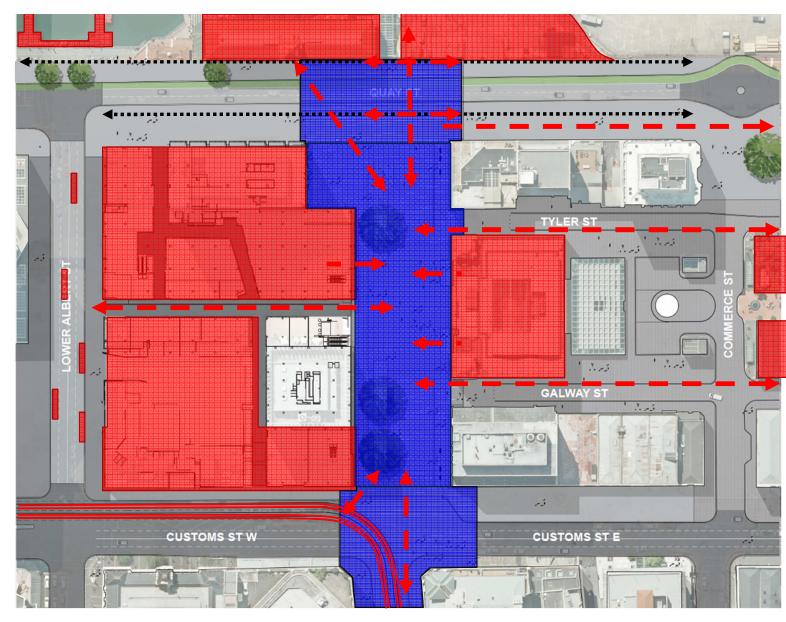




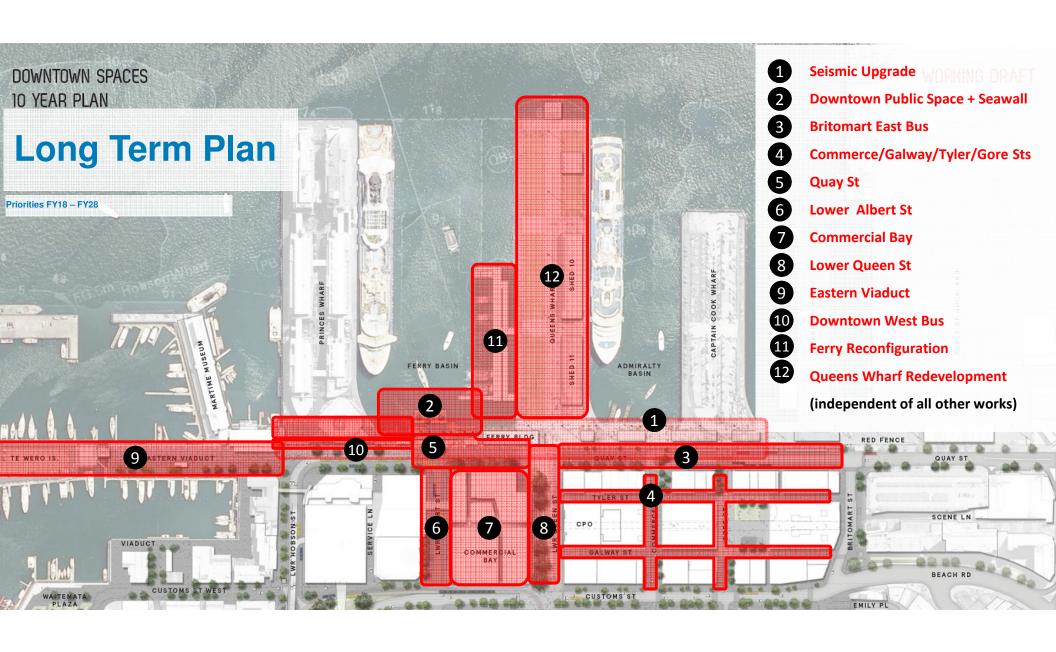
# Lower Queen St

#### **Connects:**

- Queen Street
- Britomart
- Queens Wharf
- Quay Street
- Ferries
- Buses
- LRT
- Commercial Bay

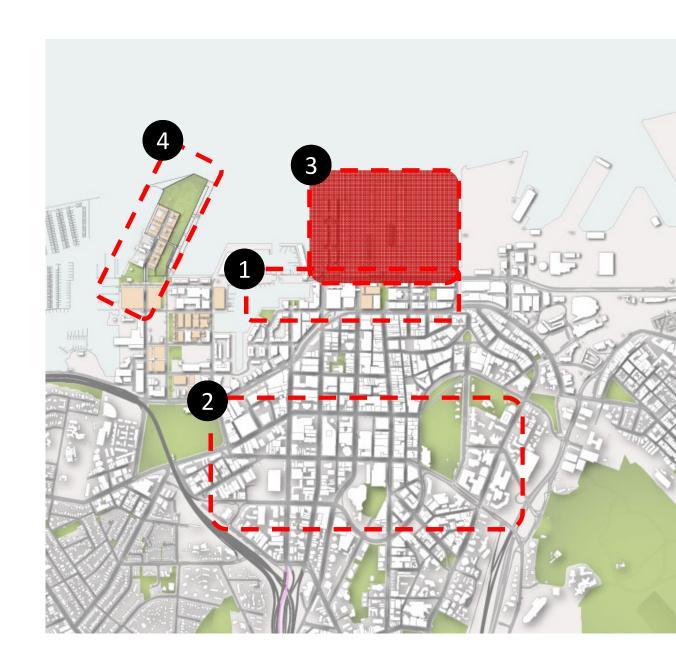




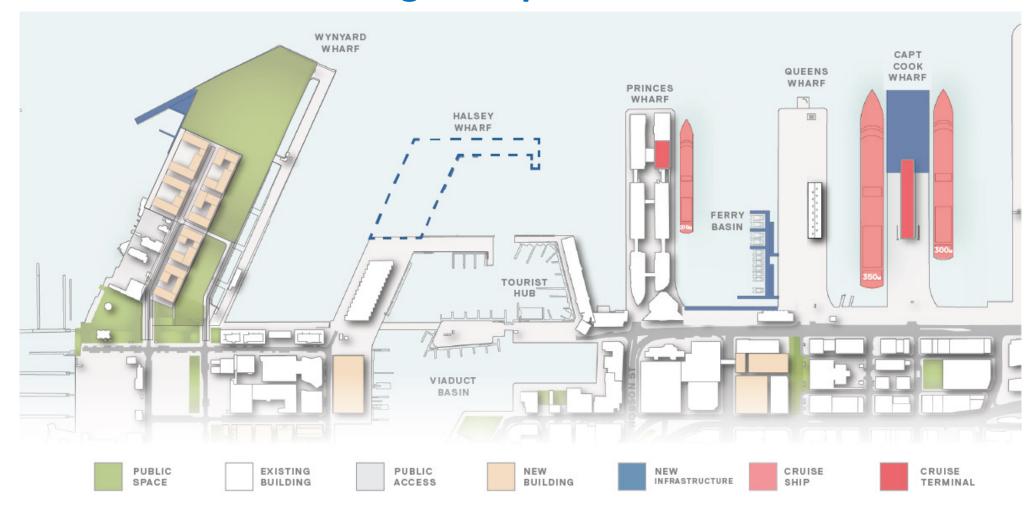


### **Focus areas**

- 1. Downtown & waterfront
- 2. Midtown
- 3. Central Wharves
- 4. Wynyard Quarter

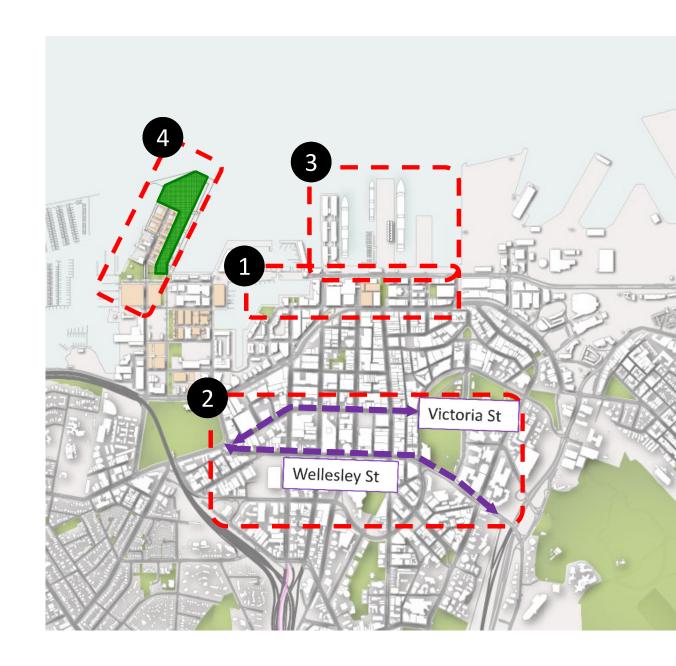


### **Central wharves – long term preferred direction**



### **Focus areas**

- 1. Downtown & waterfront
- 2. Midtown
- 3. Central Wharves
- 4. Wynyard Quarter





America's Cup 36 Auckland, New Zealand

**Stakeholder Session 19 December 2017** 

**Rod Marler** 

## **Key Assumptions**



yachts

### Lessons Learned



### **Evaluation Criteria**

**Decision Making Criteria Parameters** 

#### **CRITERIA CATEGORIES**



#### **Delivery**

can the bases be delivered in the timeframe required?



#### **Event**

the extent to which the bases provide the best outcome for servicing the needs of AC36 event



#### Legacy

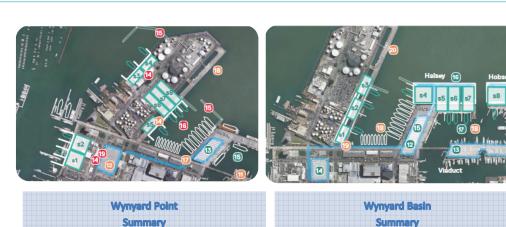
the extent to which any investment delivers a sustainable benefit beyond the event itself



#### **Business** as usual

the impact on others prior to, during and post event

### Governing Body Meeting: 23 November 2017



- Option responded to goal of no incursion into the Harbour
- Base locations on western side of Wynyard Wharf subject to unsuitable wave conditions
- Site 18 not preferred as a development site for marine refit. Development proposal for the site being considered.
- Complex challenges to resolve on proximity to hazardous substance
- Cost of xx for infrastructure and event overlay
- Additional costs likely for negotiating with Wynyard Point marine and land based tenants

- Preferred Option for Auckland Council
- Accepted as a workable option for ERNZ
- Still some challenges and risks to resolve through design to consent
- Cost of xx for infrastructure and event overlay
- Additional costs likely for negotiating with Wynyard Point Marine tenants

### Additional Wynyard Point Option (post 23 November)



#### Wynyard Point Variant Summary Challenges

- · Increases the risk of
  - Delivery timeframes, due to the complexities of existing lease requirements and the further work required to assess the contamination issues on land
  - Cost, due to the likely need to cease or move adjoining hazardous substances operators
- Cannot contribute in the longer term as legacy for future Americas Cup events (post 2022), as this land is earmarked for a Headland Park
- Does not provide enough land and water space for eight team bases (as required)

### **Recommended Option**







#### Wynyard Basin Delivery

#### Wynyard Basin Event

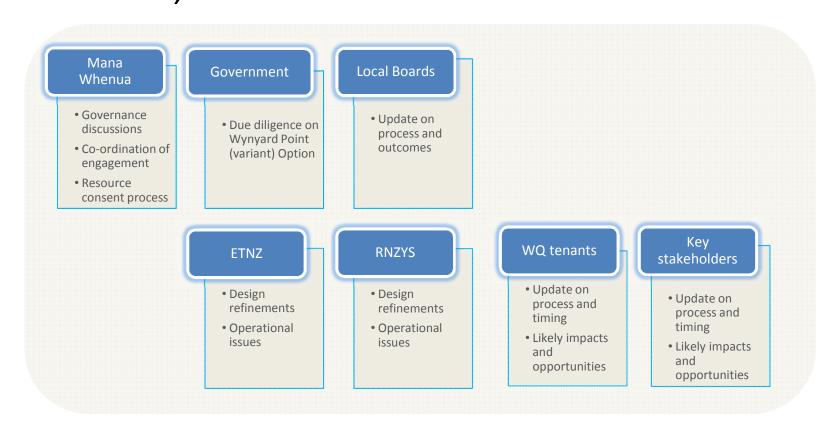
Wynyard Basin Legacy

- Construction time of (approx 14-16 months).
   Note that construction occurring across multiple sites impacts on complexity and potentially timing.
- Stakeholder opposition to a wharf extension into Waitemata Harbour.
- Displaces existing tenant on Wynyard Wharf. Relocation requires their agreement. Timeframe unknown.
- Requires dredging with limited options for disposal.

- Good opportunity for public engagement with teams activity.
- Location in close proximity to existing services and facilities in Wynyard.
- Clustered model delivers some village benefits (operations, logistics and security).
- Can provide for 8 J class yachts and 9 super yachts in Wynyard Basin (approx.)
- Tide and wind range mitigations currently under investigation for the Wynyard Basin.

- Wharf structure in this location consistent with the intent of the Waterfront Plan 2012.
- Increased public access to and on the water.
- New sheltered water space to provide for the growth of the recreational, tourist and commercial marine (including fishing) sector and events in the Wynyard Basin.
- Relocating Sealink can accelerate Wynyard Wharf redevelopment .

## Stakeholder Engagement (November-December)



#### **Team Base Location and Infrastructure**

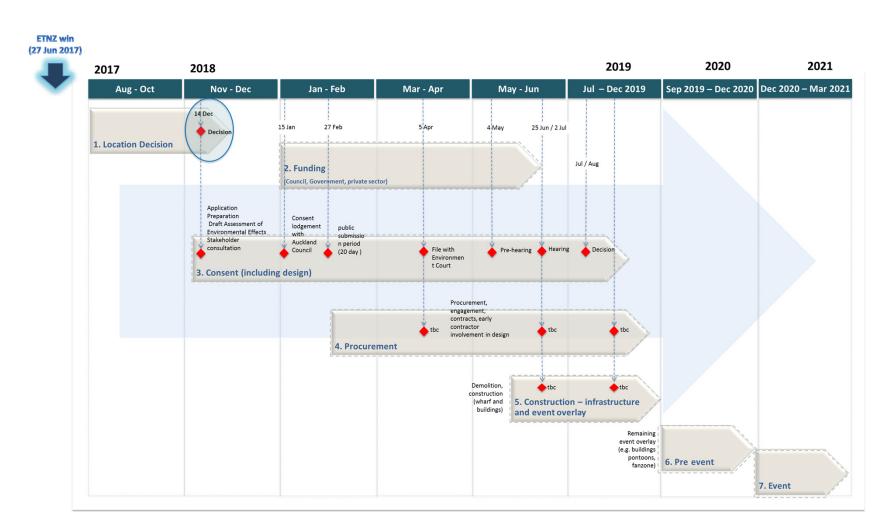


Table	Topic
1	Americas Cup
2	Seawall improvements along Quay Street
3	The Queens Wharf Mooring Dolphin
4	Downtown public open spaces and Quay St Public Realm Improvements
5	Britomart East bus interchange

