

Auckland Urban Development Office

WQ TMA Update – 04 November 2025



This presentation

1. Auckland Council Changes – Auckland Urban Development Offices. Update on roles and responsibilities
2. What's happening in the Wynyard Quarter
 - Te Ara Tukutuku Enabling Works
 - Staged regeneration process – pipeline of development projects
 - Events and Activations over 2025-2026
3. Central Wharves Masterplan Update



Auckland Urban Development Office

- Now part of Auckland Council's Resilience and Infrastructure Directorate. It brings together the expertise and functions from two main areas:
 - experience in place-based planning, urban design, development, regeneration, and community engagement from former CCO Eke Panuku Development Auckland
 - strengths in policy, planning and governance, infrastructure funding, development strategy, and city centre programmes from within Auckland Council
- In particular we:
 - lead urban development and delivery programmes in Auckland Council's priority growth areas.
 - invest in infrastructure and community amenities to support public and private investment.
 - facilitate residential and commercial development, helping to align planning, funding and delivery.
 - partner with others, such as government agencies, iwi, private sector developers and not-for-profit organisations, to plan and deliver large-scale development in key locations, resulting in smarter, better urban outcomes in Tāmaki Makaurau.



How we operate

- We have a **vision** - we're dedicated to delivering a city that's made up of strong, **thriving neighbourhoods**, both within the existing city and as the city expands.
- We're **place-led** - we know our neighbourhoods are unique, and that their identity, attributes and aspirations should be supported to thrive.
- We love **expertise** – we are delivery and implementation focussed, guided by expertise such as the Auckland Plan, local board plans, and town centre plans.
- We don't work alone - **working with others** will always beat working alone. Just as Tāmaki Makaurau is made up of various neighbourhoods, each neighbourhood should evolve with the help of various friends.

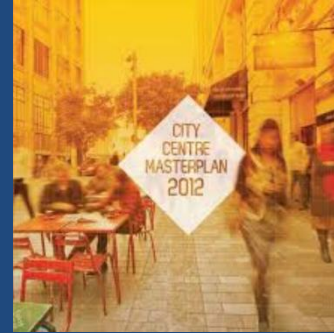


Wynyard Quarter



Council endorsed *strategic* documents

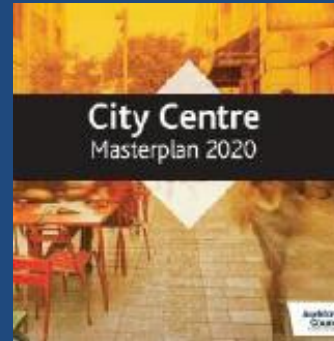
The Auckland Plan
2012



The Waterfront Plan
2012

City Centre Masterplan
2012

Auckland Waterfront Vision
2005



City Centre Masterplan 2020
Refresh (included Waterfront Plan)

Te Ara Tukutuku Plan
2021



Port Precinct Future
Development Framework
Plan 2024

Auckland City Centre
Action Plan 2024-2034

The Waterfront *Vision & Goals* are our platform

WATERFRONT VISION

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

THE
WATERFRONT
PLAN 2012

WATERFRONT GOALS

The waterfront goals were created through the Waterfront Plan 2012.

Ki Tātahi

**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.

Tuāhōanga ahu mahi

**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.

Tauranga tāngata

**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.

Hononga tāngata

**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.

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

**Liveable
WATERFRONT**

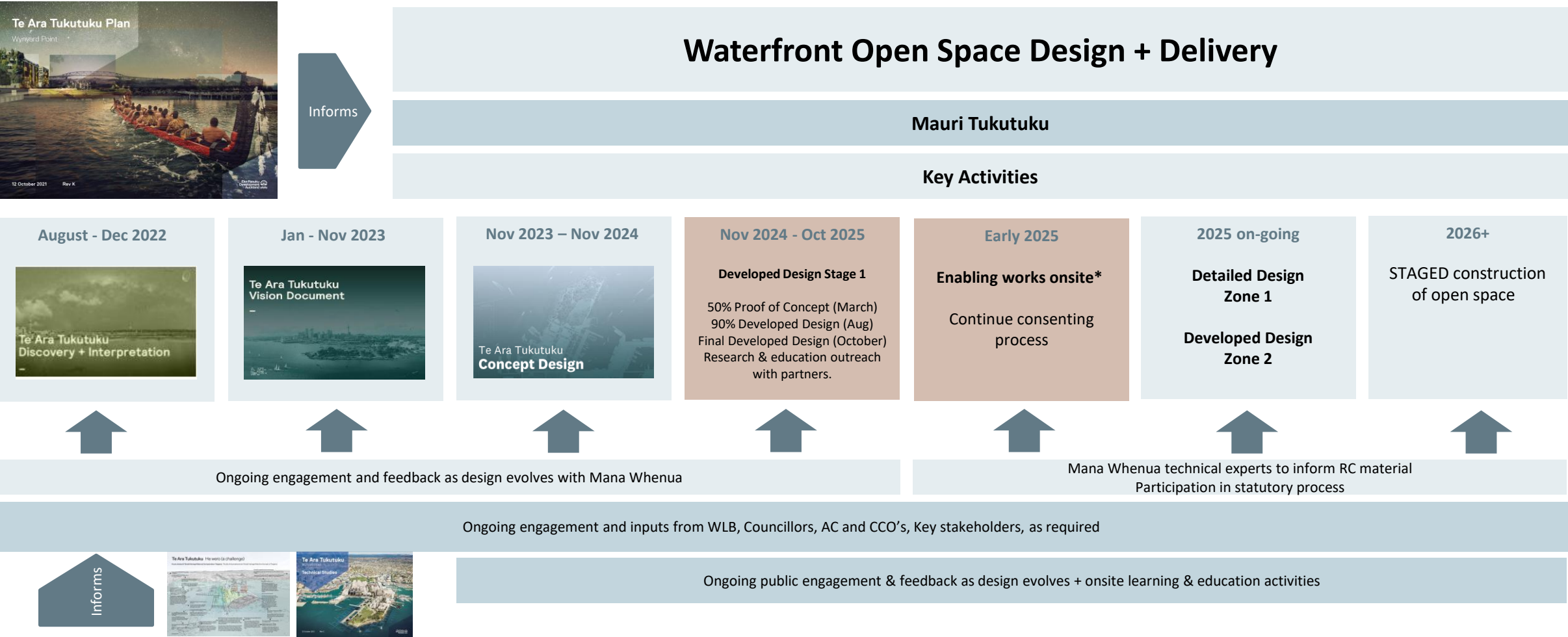


The location of leading sustainable urban transformation and renewal in Auckland; the most liveable New Zealand central city urban community; a vibrant mix of residents, workers, visitors and activities. A welcoming and resilient neighbourhood that is safe, diverse and attractive, with plentiful open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

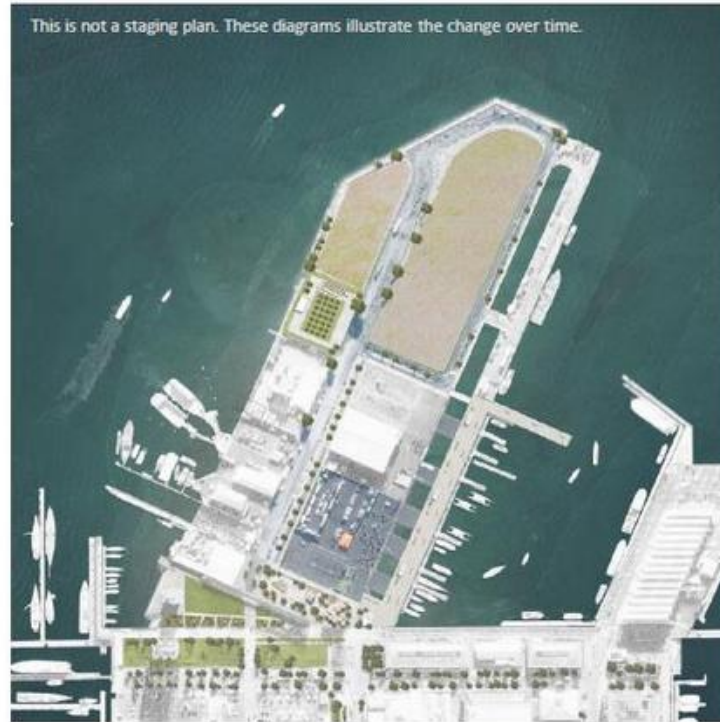
Te Ara Tukutuku



Design and delivery process



Now/Soon/Eventually



Tāmata te Mauri - Heal & transition from the industrial past.



Te Tārai - Forming of the site through initial establishment, remediation and coastal resiliency works.



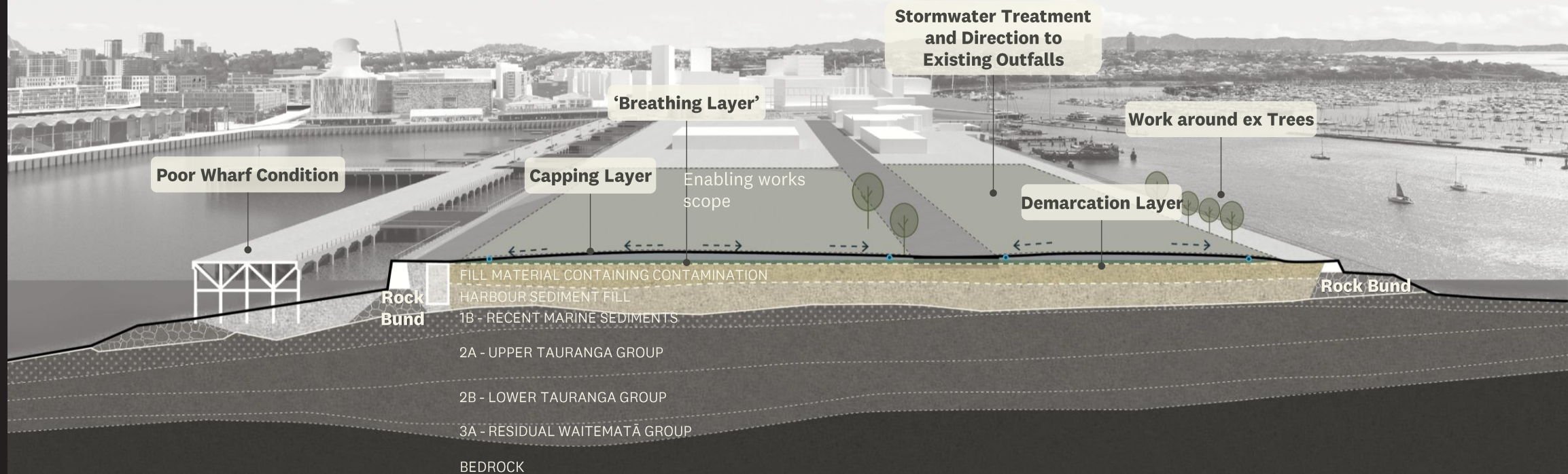
Te Pōhutukawa - Cultivate coastal ecologies, activities and experiences.

Mixed-use development sites.



Tāmata te Mauri

Heal and transition from the industrial past.



Enabling Works

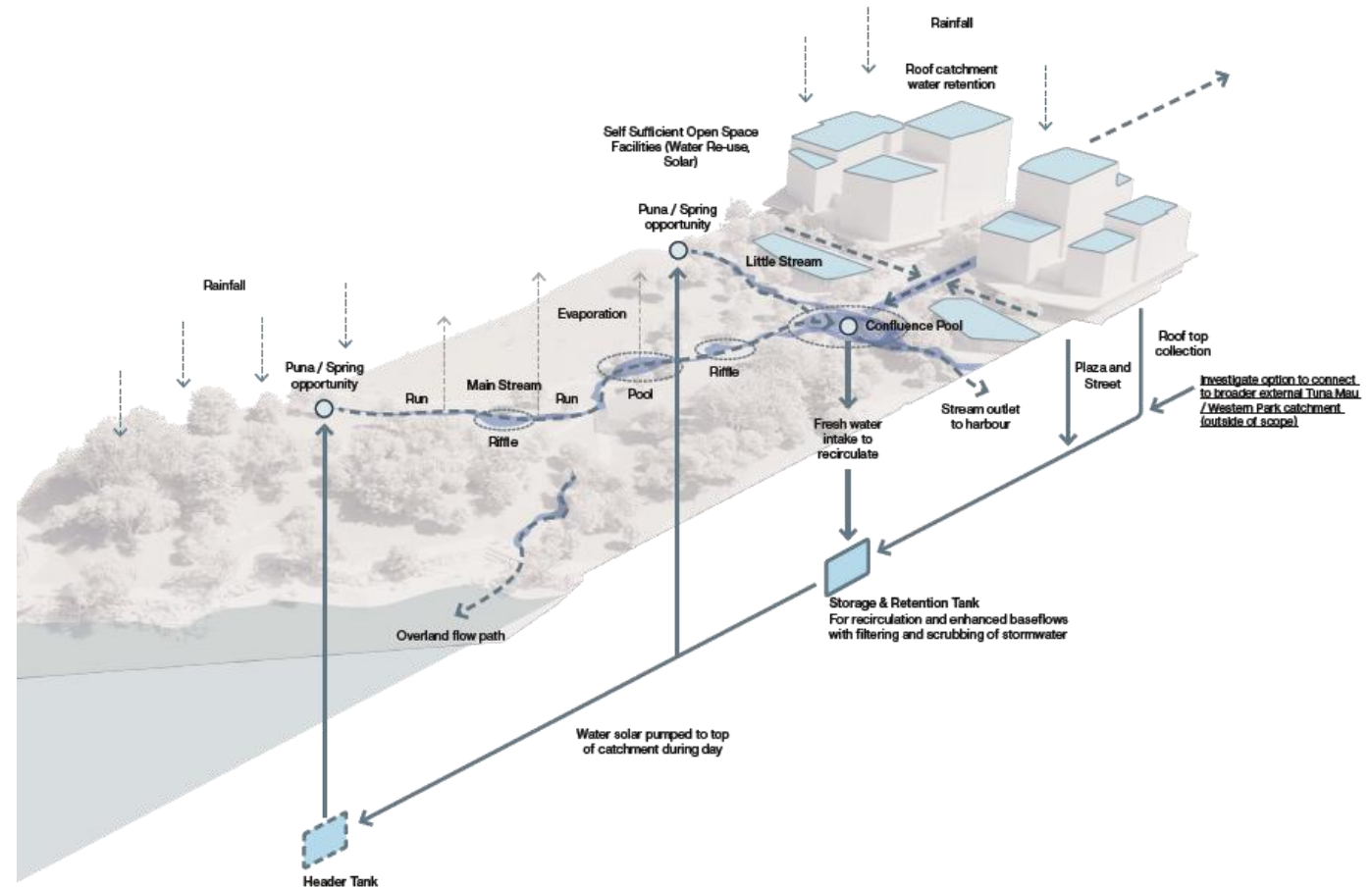


Developed Design

Stream and stormwater

A holistic approach to water sensitive urban design seeks to express and daylight the passage of water throughout the open space, to enhance the quality of water that feeds into Te Waitematā.

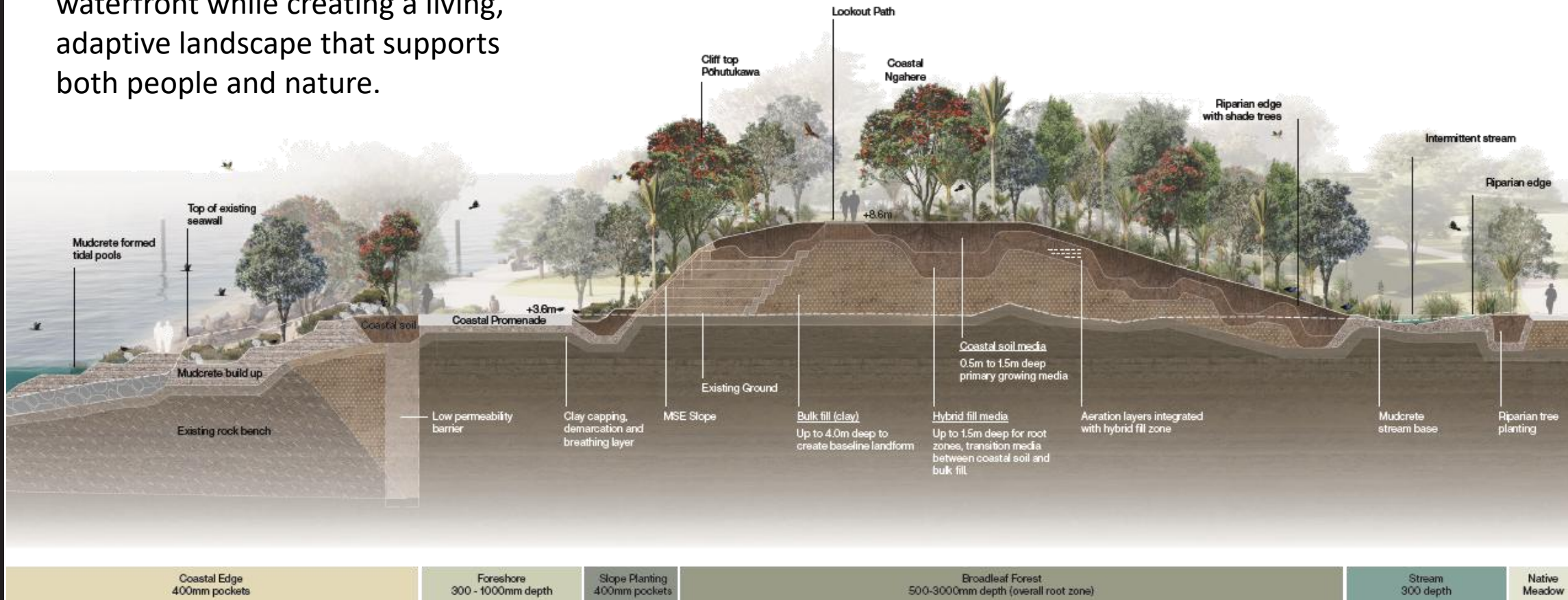
An intermittent stream holds water during wet periods of the year, but can be dry for similar periods of time.



Developed Design

Ngahere Ecological Strategy

To establish a resilient coastal ngahere that restores the ecological character of the Tāmaki Makaurau waterfront while creating a living, adaptive landscape that supports both people and nature.



Developed Design

Flexible field

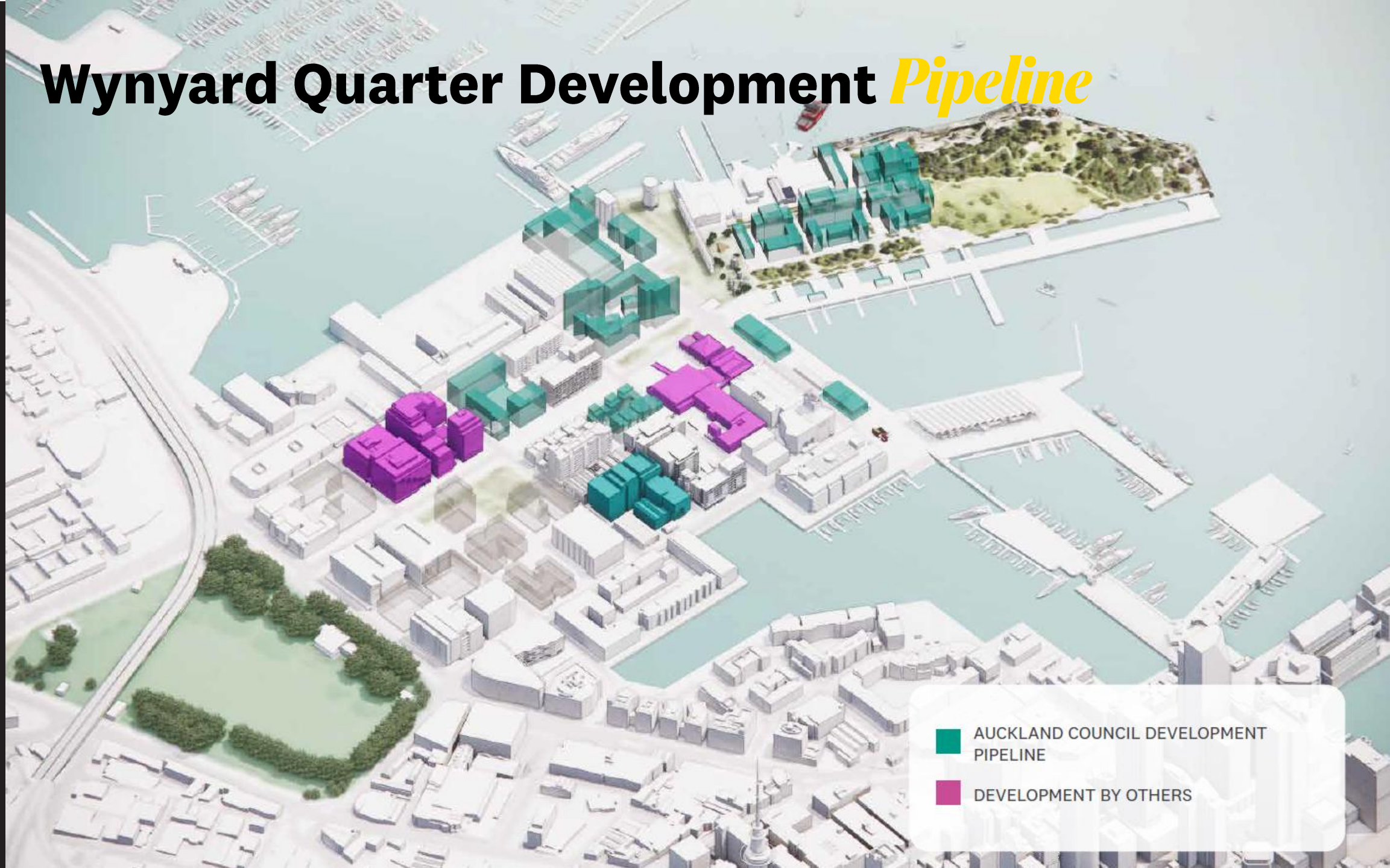
A generous flexible field provides the ability to host a wide range of scales and modes of use, both passive recreation and organised events.



Developed Design



Wynyard Quarter Development *Pipeline*



-  AUCKLAND COUNCIL DEVELOPMENT PIPELINE
-  DEVELOPMENT BY OTHERS

Development *Pipeline*



124 Halsey St
By Precinct Properties

SITE 6

- + Corner Halsey and Packerham St
- + Under Construction
- + 10 Storeys



1 Jellicoe Street

NORTH WHARF

- + Existing pavillion buildings to be redeveloped
- + Under negotiation with preferred development partner
- + 15 max height under Operative AUP



188 Beaumont Street
Orams

SITE 18

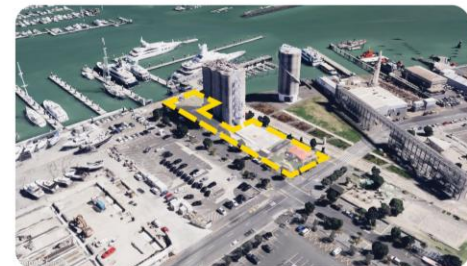
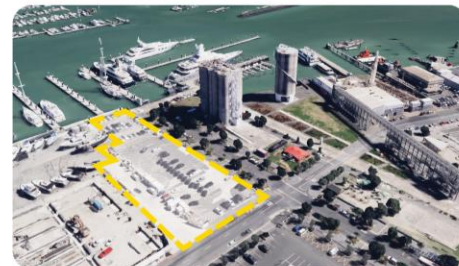
- + Corners Jellicoe and Beaumont Streets
- + In Planning
- + 52m max height under Operative AUP



65-75 Jellicoe Street
Silo 6 Site

SITE 12

- + Grassed area either side of Silo 6 silos
- + 25m max height under Operative AUP



Development *Pipeline*



143 Beaumont Street

WEST 2

- + Corners Daldy, Pakenham and Beaumont Streets
- + In Planning
- + 31m max height under Operative AUP



28 Madden Street

EAST 1

- + Corners Daldy, Pakenham and Beaumont Streets
- + In Planning
- + 31m max height under Operative AUP



37-55 Madden Street

Jellicoe St Carpark

SITE 19

- + Corner Halsey and Pakenham St
- + 52m max height under Operative AUP



Wynyard Point

Te Ara Tukutuku Development Sites

WYNYARD POINT

- + Former 'Tank Farm' bulk liquid storage
- + Temporary AC36 Cup Bases
- + Current Transitional Use activation spaces



**Wynyard Quarter
Events and Activations
Summer 2025-26**



Upcoming Activations 2025

- **20-26 October** Play Week, Pop-Up Play, Tiramarama Way, Creative Playground
- **12 November** Play Design Workshop with The Open Fort, Silo 6
- **29 November** Daldy St Community Garden working bee & Bruce Hopkins 70th Birthday Charity Jump at Karanga Plaza Harbour Pool.
- **6-7 December** Christmas Markets at Karanga Plaza
- **8 December-15 February** - Karanga Plaza Pool Lifeguards



Moana Auckland 2026 *A Festival of Ocean, Culture and Summer Vibes*

February – 15 March 2026

- Moana Marketplace - Eastern Viaduct The Z
- Manu World Champs
- Red Bull 'Secret Event'
- Learn to Sail NZYS Mermaid Parade
- Auckland Boat Show
- Wooden Boat Festival

SAIL GP 2026

- February 14-15 2026

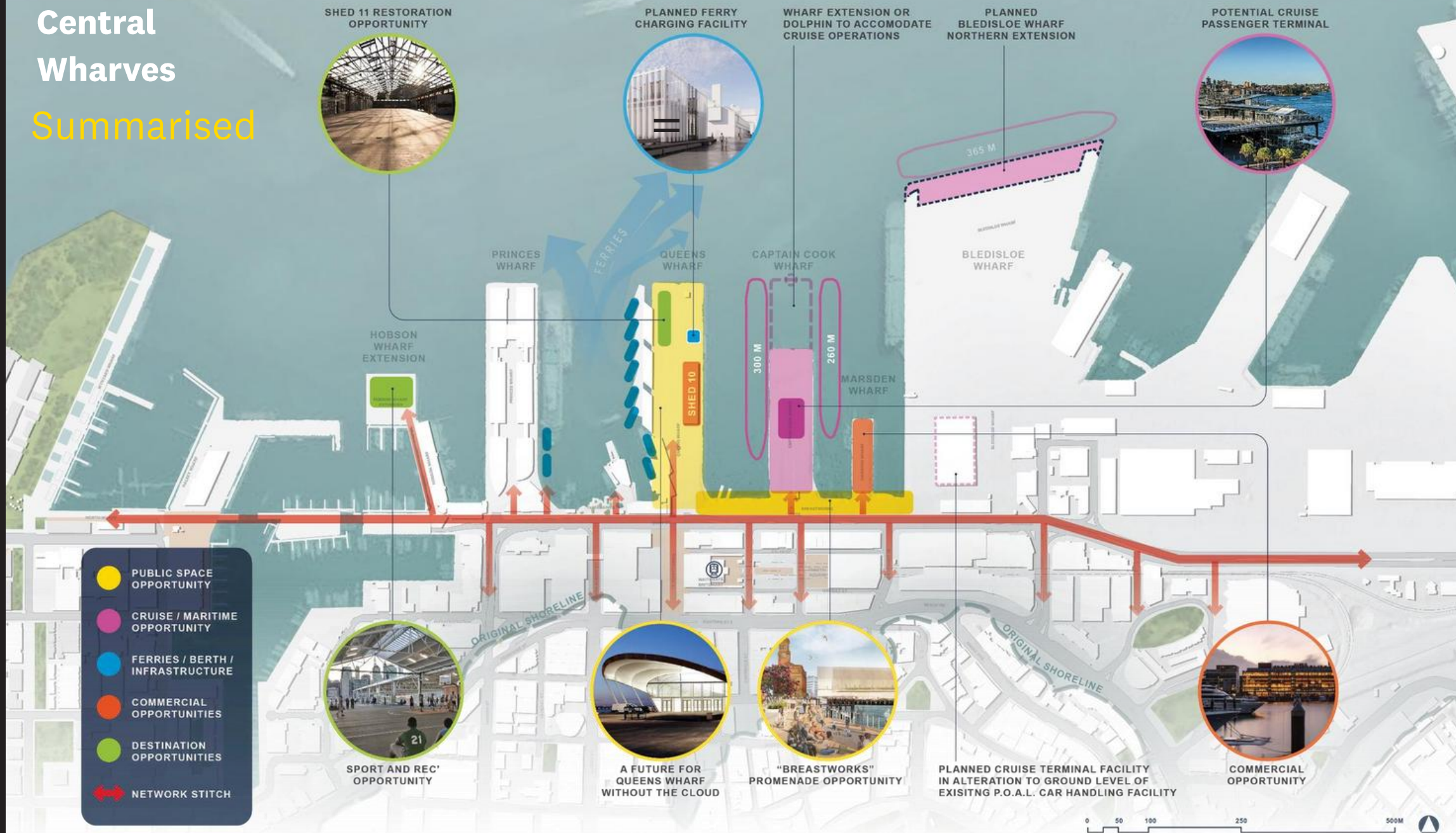


An aerial photograph of a city harbor at dusk. The foreground shows a large, modern wharf complex with several long, low buildings and a curved, covered walkway. Several boats are docked along the wharf. The middle ground is filled with a dense urban landscape, including numerous high-rise buildings, some of which are illuminated. In the background, a tall, slender tower (the CN Tower) stands out against the sky. The overall scene is a mix of industrial and urban architecture.

Central Wharves Masterplanning

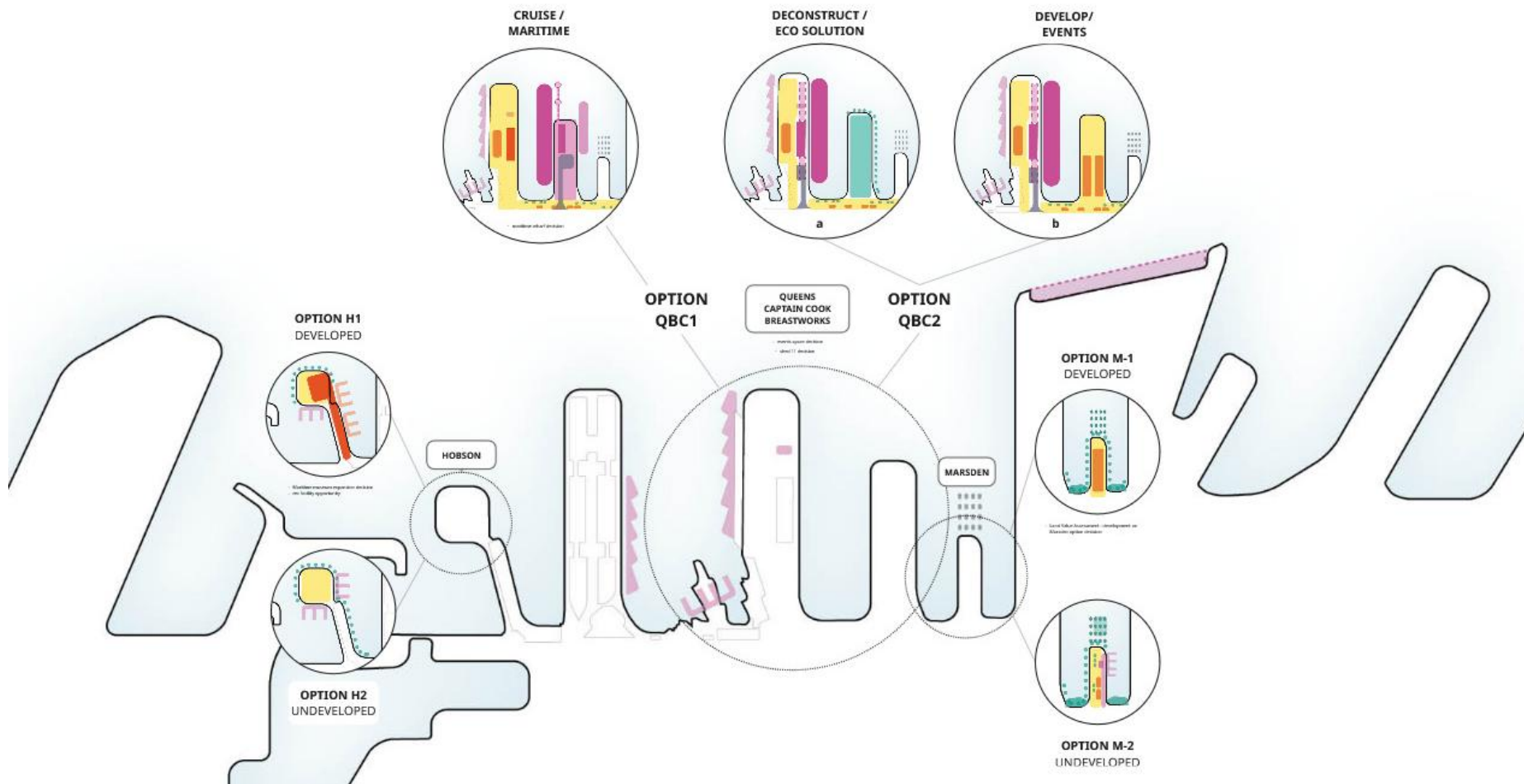


Central Wharves Summarised

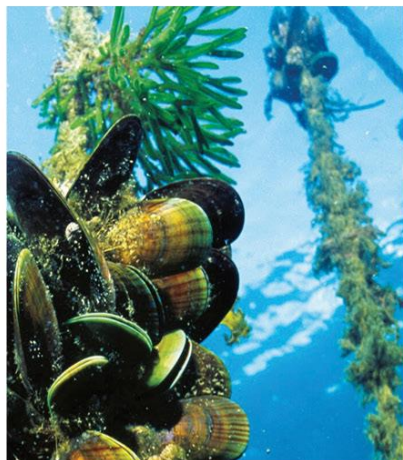


Key Messages: *options testing*

- Hone in on the first order issues – the key things that UNLOCK
- This then helps us think about the second-third-fourth order issues with more certainty



Current project principles



Enhance the health and mauri of Te Waitematā and the waterfront environment

A place where you can see, smell and feel an enhanced te taiao.

- + Green and naturalise the site with softened edges
- + Increase biodiversity through green infrastructure
- + Adapt to sea-level rise and changing environmental conditions, including flooding
- + Provide opportunities for education—teaching tamariki and future generations about how and why we care for te taiao (the environment).



Create welcoming, safe, inclusive and democratic spaces

A place to manaaki residents and visitors, a place to linger and enjoy.

- + Provide accessible, inter-generational spaces and play facilities
- + Deliver new event spaces and facilities
- + Create spaces that can welcome and manaaki domestic and international visitors
- + Provide opportunities to get closer to the water
- + Create places for respite, to feel the elements and watch the activity on the water.



Create catalyst opportunities for investment & economic prosperity in the city

A waterfront precinct that makes Aucklanders proud and leaves visitors in awe. A space that encourages investment, trade and exchange.

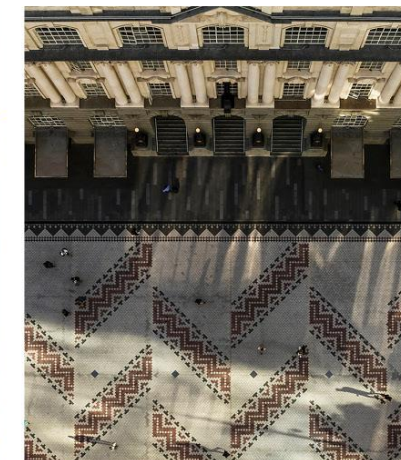
- + provide for uses and activities that complement other parts of the City Centre rather than compete with it
- + encourage commercial opportunities on the site and/or adjacent
- + leverage tourism opportunities including the benefit of Cruise
- + create connections through trade, exchange and activity hubs



Encourage connections, activity and vibrancy

A highly connected extension of the City Centre, with attractive multi-modal travel options.

- + Reduce conflicts between modes, specifically between cruise ships and ferry operations, pedestrians and vehicles
- + Create a long-term base for the cruise industry
- + Enable future expansion of ferry activity
- + Create and maintain infrastructure that is resilient over the long-term



Celebrate our unique culture and heritage

A place that celebrates our cultural heritage and history and builds on this into the future.

- + Incorporate Te Ao Māori to make the space clearly of Tāmaki Makaurau
- + Celebrate the special role this location, particularly Queens Wharf, has held as in the past as a place of trade, exchange and connection to the city and Te Waitematā
- + Respect our heritage, including recognition of the original shore-line and heritage building elements
- + Design a future for the site that draws from the past but is not anchored to it





Medislow Wharf

Marsden Wharf

Captain Cook Wharf

Queens Wharf

Princes Wharf

Hobson Wharf

Summary of Public Feedback

Testing the Port Precinct Framework Plan

400,000

people reached via social media campaign

1,663

visitors to the AK Have Your Say central wharves website

2,700

visitors to the activation days on Queens Wharf

335

pieces of feedback received



Publicly accessible spaces / seating & viewing

'allow people to enjoy the view of the harbour..... areas for people to congregate'



A desire for more greenery, planting, trees and parks

'I would come down more often if there was more green space, real grass, big trees, and, like, a park like environment'



Family and child-friendly places, facilities and activities

'we would love to bring our kids downtown to spend the day in the city, watching the boats come & go, picnicking'



Food & beverage, cafes, bars, restaurants

'ensure that there are a myriad of restaurants, cafes...to enjoy this previously inaccessible waterfront asset'



Opportunity to provide more sporting facilities

'a sports facility here [Hobson] would have to be highly visible and cater to a sport with a dedicated community.'



Engage with the water

'maybe a splash pad, a swimming pool. That would be epic'



Events & performance

'music, conferences, other events that are currently housed in the Cloud and Shed 10'



Ngā mihi.

Pātai?





Activations update

November 2025



Spring in your Step



Bike Challenge returns Free to Businesses

