

Wynyard Precinct Plan Change

Wynyard Quarter Transport Management Association
August 2026





1. Purpose of today's presentation
2. Wynyard Precinct Plan Change
3. Discussion, questions and feedback
4. Next steps and future engagement opportunities



Purpose of today

- To provide an update on the potential plan change for the Wynyard Precinct and let you know how you can provide feedback



Committee Resolution -2 July 2026

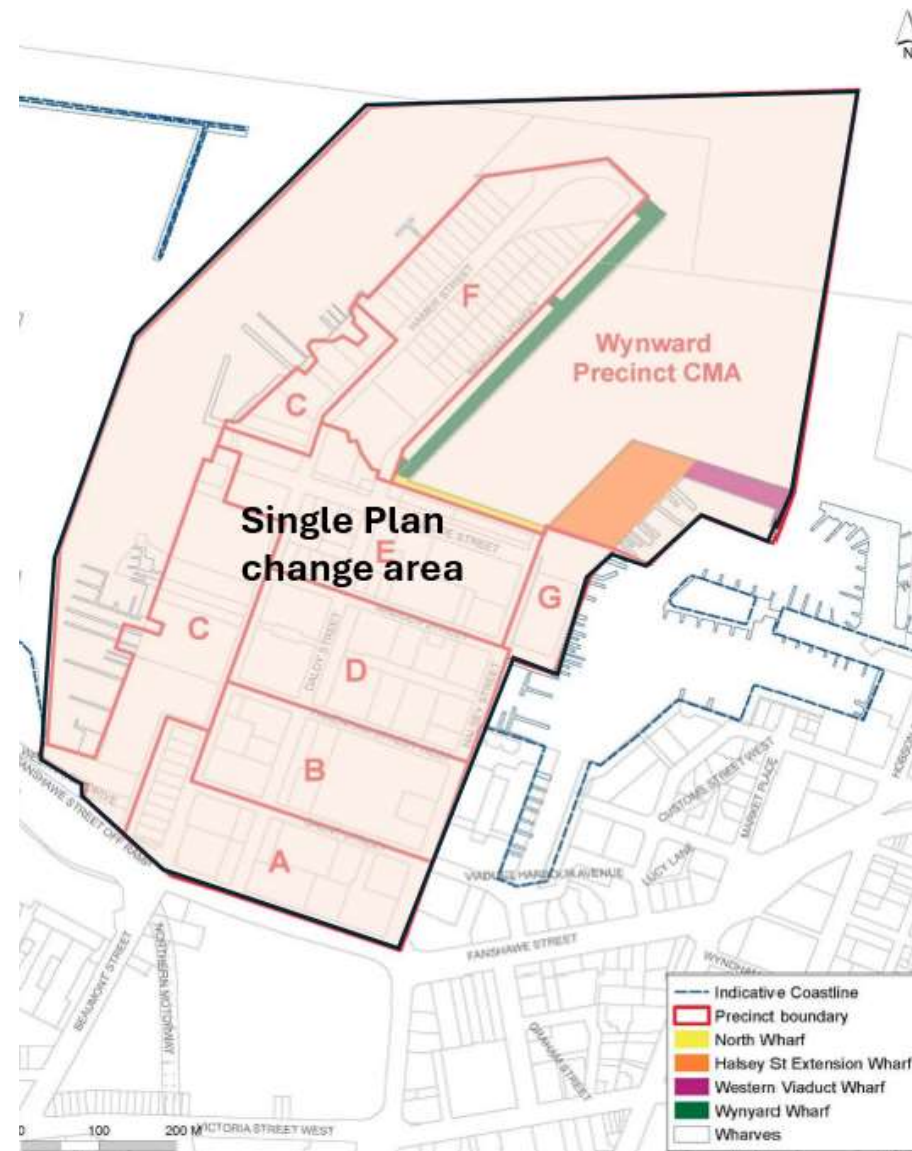


That the Policy, Planning and Development Committee:

endorse / oia a plan change being prepared for the entire Wynyard precinct (Chapter I214) in the Auckland Unitary Plan, including the land south of Pakenham Street West

request / tono staff to undertake consultation as required under Schedule 1 of the Resource Management Act on the basis of the following potential amendments to the Wynyard Precinct:

- amendments to built form standards and replacement of maximum floor area ratio controls with alternative development standards
- amendments to general height standards:
 - within the core of the precinct generally increasing from 31m to up to 45m
- for 'marker' buildings increasing from 62m to up to 80m
- removal of hazardous industry provisions and associated risk areas, risk profile and additional activity restrictions to manage reverse sensitivity
- amendments to requirements associated with marine industry and marine retail (subject to the outcome of market analysis)
- with the exit of hazardous industry facilities, amendments relating to temporary activities, events and activations provisions, and future-proofing provisions to enable temporary activities and events on the new waterfront park.



Precinct Review – Key Constraints & Issues

Constraints

- Protecting two significant maunga viewshafts
- Retaining character buildings
- Managing impacts of coastal flooding/inundation
- Infrastructure capacity (including managing traffic flows into and out of Wynyard Precinct)
- Minimising shading of open spaces (e.g. Victoria Park)



Extent of maunga viewshafts over Wynyard Precinct

Issues

Complex set of provisions

- many pre-Auckland Unitary Plan provisions rolled over in 2013 and 2025 (Plan Change 78) - opportunity to update and align with other parts of the City Centre

Exit of most hazardous industries and need to amend provisions

- review of associated risk areas to enable events and activations
- opportunity to review built form controls

Outdated provisions

- provisions relating to hazardous industries
- provisions relating to 'integrated development plans' (which have not been required since 2016)

Shape and alignment of Development sites - Wynyard Point & Park

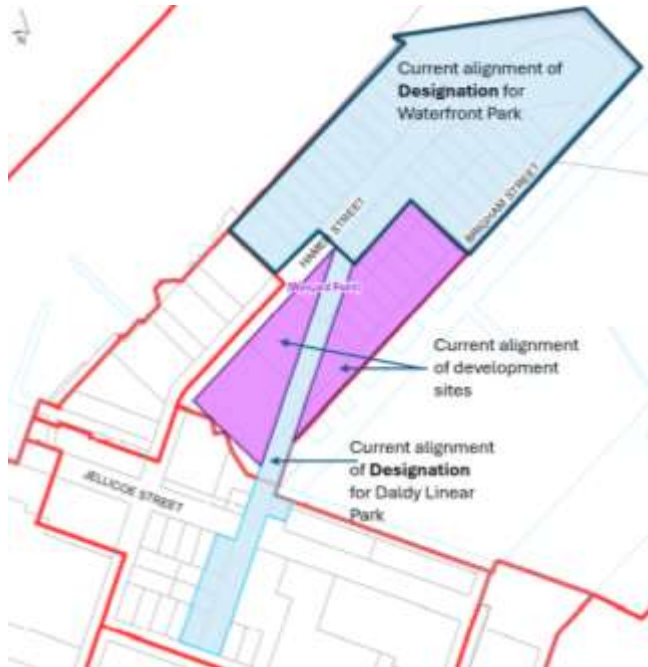
- Flat iron style development sites and need to optimise land for better built form outcomes and interface with waterfront park



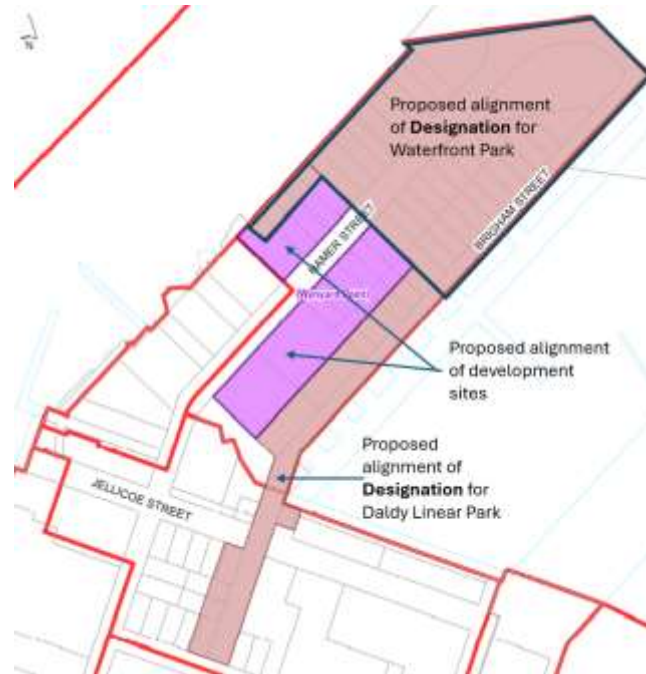
Wynyard Point (Headland Area) – Realignment of Development Sites



Current Alignment



Proposed Alignment



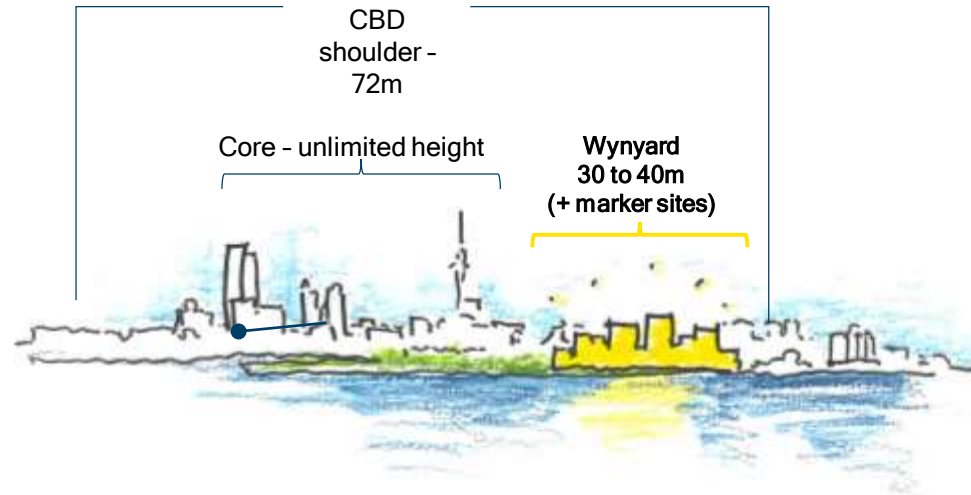
Plan Change would enable

- Optimise development site shape
- No loss of development potential or open space
- Eastern alignment of the waterfront park through extension of Dalby Linear Park along Jellicoe harbour and ability to enable major, small scale events and various activations
- Deliver on destination park as signalled through various council documents

Plan Change would enable this through:

- Alteration to **Designations**
- **Zone** – Retention of Business city centre zone over the whole area
- **Precinct** provisions - Built form review and changes proposed to the building height strategy

Precinct Review (Height): Key Principles & Proposed Built form Strategy



Marker building sites
to reinforce axes

Lower heights along
coastal edges

Heights that do not
create additional
shading on Victoria Park

Heights that do not create
significant shading or
dominance over linear park

Enabling height increases at
marker building sites, and
within the core of the quarter

Lower heights along
coastal edges



Objectives

- + Deliver high-quality built form outcomes consistent with the original vision for Wynyard Precinct
- + Simplify the Wynyard Precinct provisions
- + Create some additional opportunities for development

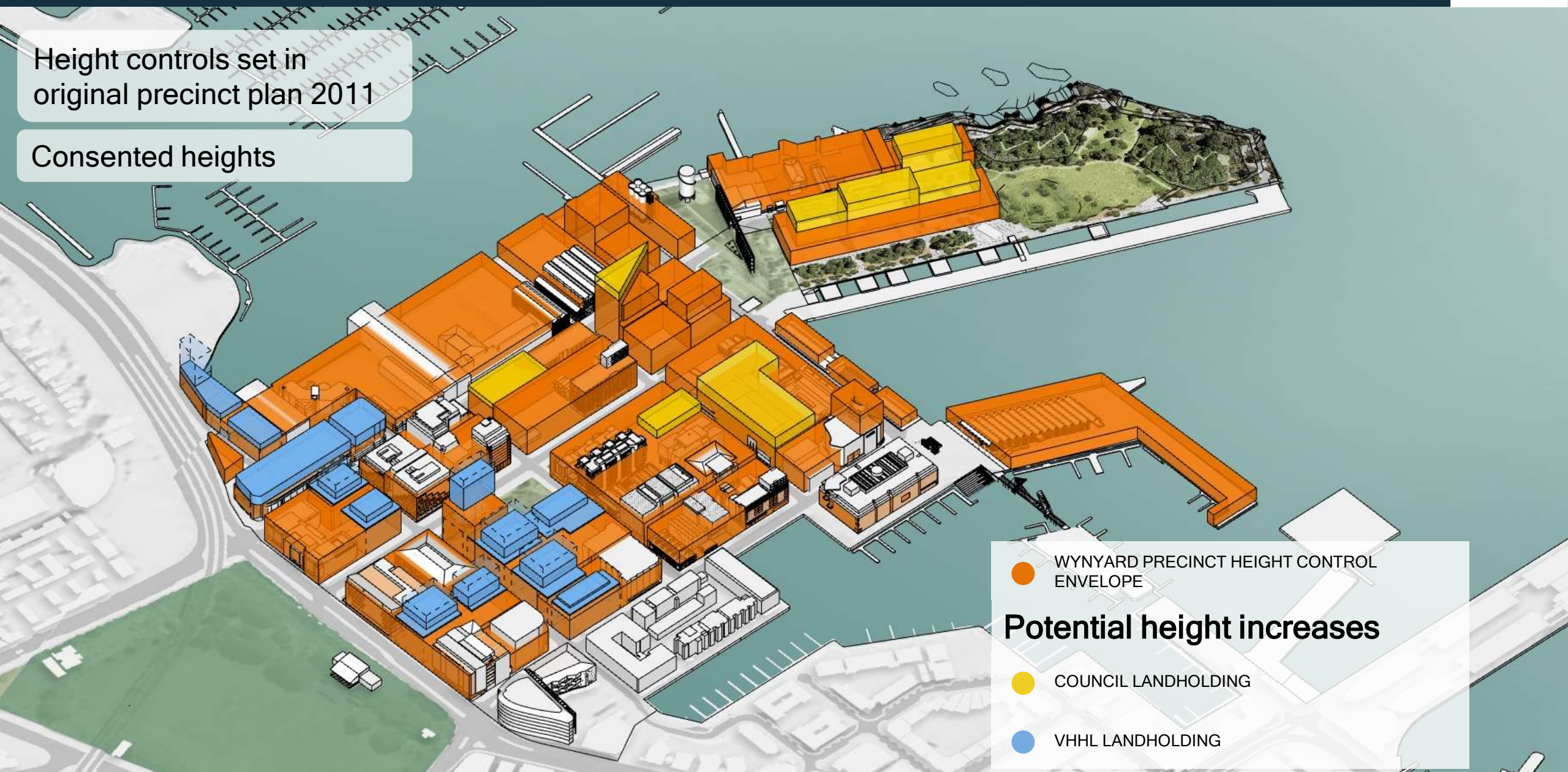


Precinct Review: Potential height increases



Height controls set in
original precinct plan 2011

Consented heights



Wynyard Precinct - Recommended Changes for consultation

No Changes proposed to:

1. Total Office GFA within the Precinct.

Amendments proposed to:

- i. built form standards and replacement of maximum floor area ratio controls with alternative development standards
- ii. general height standards:
 - A. within the core of the precinct generally increasing from 31m to up to 45m
 - B. for 'marker' buildings increasing from 62m to up to 80m
- iii. removal of hazardous industry provisions and associated risk areas, risk profile and additional activity restrictions to manage reverse sensitivity
- iv. amendments to requirements associated with marine industry and marine retail (subject to the outcome of market analysis)
- v. with the exit of hazardous industry facilities, amendments relating to temporary activities, events and activations provisions, and future proofing provisions to enable temporary activities and events on the new waterfront park.



Proposed timeline



10 Feb 2026

- Decision to initiate a plan change for Wynyard Precinct

Feb - May 2026

- Investigation of options
- Discussions with VHHL to better understand the VHHL private plan change and consider potential opportunities for alignment

2 July 2026

- Decision from committee on key changes and spatial extent of the plan change

July 2026

- Engage with iwi, Waitematā Local Board and key stakeholders

August 2026

- Request Minister for the Environment for 'plan stop' exemption

November 2026*

- Plan change finalised and notified for submissions

*Subject to plan stop exemption approval from the Minister for the Environment

Feedback, Questions and Comments

Send feedback to:

wynyardprecinctplanchange@aucklandcouncil.govt.nz

Questions/Pātai



DRIVING OUTCOMES FOR AUCKLAND



WHERE WE'VE COME FROM

WEEKDAY CHALLENGE FOR BUSINESSES

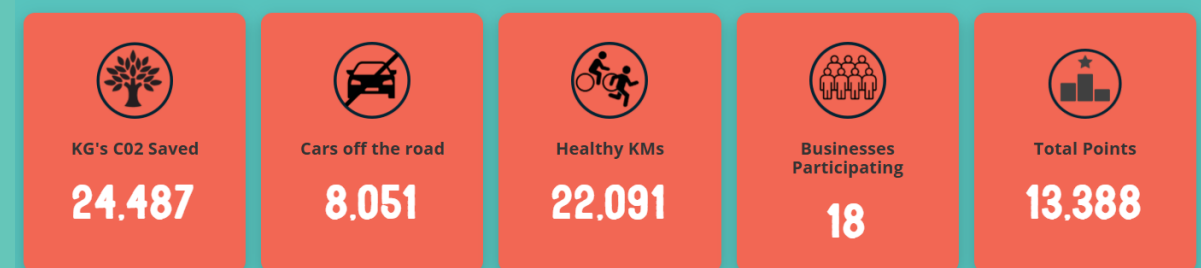
WYNYARD QUARTER PILOT — SEPT-NOV 2025

Launched with modest funding to establish the programme



WYNYARD QUARTER — YEAR TO DATE 2026

Despite no funding, participants still engaged and logging



52.7%

increase in KG's
of CO2 saved

42.6%

increase in cars
off the road

50.6%

increase in healthy
kilometres logged

DEMONSTRATING GROWTH OVER TIME

— **WEEKDAY** —
CHALLENGE
FOR BUSINESSES

THE WEEKDAY CHALLENGE HAMILTON

Funded in 2025. Funded again in 2026. Planning underway for 2027.



KG's CO2 Saved

21,934



Cars off the road

9,366



Healthy KMs

40,245



Businesses
Participating

35



Total Points

16,224

YEAR TO DATE GROWTH ON LAST YEAR

213%

increase in KG's
of CO2 saved

199%

increase in cars
off the road

223%

increase in healthy
km's logged

25%

increase in
businesses

NEW PARTNERSHIP INITIATIVES:

- Public Transport Month with Waikato Regional Council
- Walk to Work Month – with Living Streets Aotearoa
- Healthy KM's Double Points Month

WHERE TO NEXT

OPTION 1: FOCUS INTERNALLY

A photograph of a busy city street with cars and a 'BUS LANE CAMERA AHEAD' sign. The image is slightly blurred, suggesting motion or a focus on the text overlay.

**CAPTURE BASELINE WYNYARD
QUARTER DATA FOR EMISSIONS
AND COMMUTER BEHAVIOUR
REPORTING WITH INDEXING.**

OPTION 2: FOCUS EXTERNALLY

A photograph of a person walking on a city street with a modern building in the background. The image is slightly blurred, suggesting motion or a focus on the text overlay.

**BUILD A TRULY COLLABORATIVE
BEHAVIOUR CHANGE MOVEMENT
TO CHANGE THE WAY AUCKLANDER'S
COMMUTE. FOR GOOD.**

OPTION 1

FOCUS INTERNALLY

POWERED BY

— **WEEKDAY** —
CHALLENGE
FOR BUSINESSES

WYNYARD QUARTER COMMUTER EMISSIONS REDUCTION INDEX

WHAT IS IT

A one-month intensive employee engagement programme, enabling Wynyard Quarter to achieve:

- Baseline commuter emissions profiles for employees
- Consistent benchmarking and measurement of mode usage
- Reliable data for organisational sustainability reporting
- Participation and behaviour change through rewards and prizes
- Consistent comparative data against other organisations

WYNYARD QUARTER COMMUTER EMISSIONS REDUCTION INDEX

WHAT'S MEASURED

- **Carbon** emissions saved
- **Cars** removed from the road
- **Active** & healthy kilometers
- **Mode shift** changes and trends
- **Participation** rates
- **Behaviour change** insights

Providing valuable data for Scope 3 reporting and
behaviour change insights

WYNYARD QUARTER COMMUTER EMISSIONS REDUCTION INDEX

DRIVING PARTICIPATION

- **Prizes, rewards and incentives** for staff
- Real-time **dashboard view**
- **Leaderboard** competition
- **Regular communication** to participants

OPTION 2

FOCUS EXTERNALLY

LAUNCHING A FULLY COLLABORATIVE WEEKDAY CHALLENGE AUCKLAND

WEEKDAY
CHALLENGE
FOR BUSINESSES



Sustainable
Business
Network

WQTMA
Wynyard Quarter Transport Management Association



LIVING STREETS
Aotearoa



zilch
ZERO EMISSION CAR SHARING



HOW IT'S DIFFERENT

- A baked-in partnership between Weekday Challenge, Sustainable Business Network, Wynyard Quarter businesses
- Local café's become part of the experience
- Additional initiatives include: Public Transport Month, Walk to Work Month, Double Points for Healthy Modes Month



HOW IT WORKS

- Year long Auckland challenge open to businesses
- Coffee meet ups and rewards at local cafes
- Sustainable Business Network runs café hosting
- WQTA collabs with Transport Partners/Council
- Sustainable commuter partners join collab
- Participants are rewarded for participation
- Commuter logging provides valuable data



INVESTMENT OPTIONS

POWERED BY

— **WEEKDAY** —
CHALLENGE
FOR BUSINESSES

OPTION 1: FOCUS INTERNALLY

WYNYARD QUARTER COMMUTER EMISSIONS REDUCTION INDEX

INVESTMENT: \$60,000

This provides:

- Licensing Fee
- Weekday Challenge App for commuter logging
- Real-time Index Dashboard
- Business onboarding
- Bespoke communications to participants
- Prizes & rewards
- Data reporting

There is an additional option to include branches outside of Auckland for national organisations for an additional fee.

OPTION 2: FOCUS EXTERNALLY

THE WEEKDAY CHALLENGE AUCKLAND 2027

BASE FUNDING \$60,000

Possible mode; 12 businesses contribute \$5K each

This provides:

- Licensing Fee
- Programme Management by Weekday Challenge & Sustainable Business Network
- Prizes and rewards
- Participant communications
- Base Marketing Package

GROWING THE PROGRAMME REACH

If additional businesses or funding partners come online, this allows us to extend reach and engagement through:

- More prizes
- More marketing
- More business engagement