



# Downtown Development Programme

**Wynyard Quarter Transport Management Association**

6 May 2026



# Team members

- Eric van Essen, Programme Director – City Centre Integrated Delivery (AT)
- Andre Monteiro, Project Deliver Lead (AT)
- Zac Thorp – Principal Landscape Architect (Auckland Urban Development Office)
- Aaron Hutching – Communications and Engagement Lead



# Downtown Development Programme team structure

## Project sponsor



## Delivery agent



## Consultant team



## Partners

Mana whenua

Ngāti Whātua Ōrākei

Precinct Properties



**Downtown  
Development  
Programme = Downtown Bus  
Improvements  
Project + Downtown West  
Regeneration  
Project**



# Project Context

Te Ara  
Tukutuku

Central  
Wharves  
Masterplan

CRL

Te Tōangaroa

CUSTOMS STREET WEST

STURDEE STREET  
FANSHAW STREET

BEACH ROAD

Te Hā Noa

Wellesley Street Upgrade

CRL

Original Shoreline



# Programme objectives

- Work in partnership with mana whenua.
- Celebrate cultural and historic heritage.
- Create inviting, comfortable and functional streets and spaces.
- Increase the accessibility of the city centre by public transport.
- Improve the connectivity of downtown and the waterfront.
- Provide local access by car.
- Deliver a cohesive urban realm.
- Contribute to a thriving economy.
- Uplift the mauri of te taiao (natural environment).



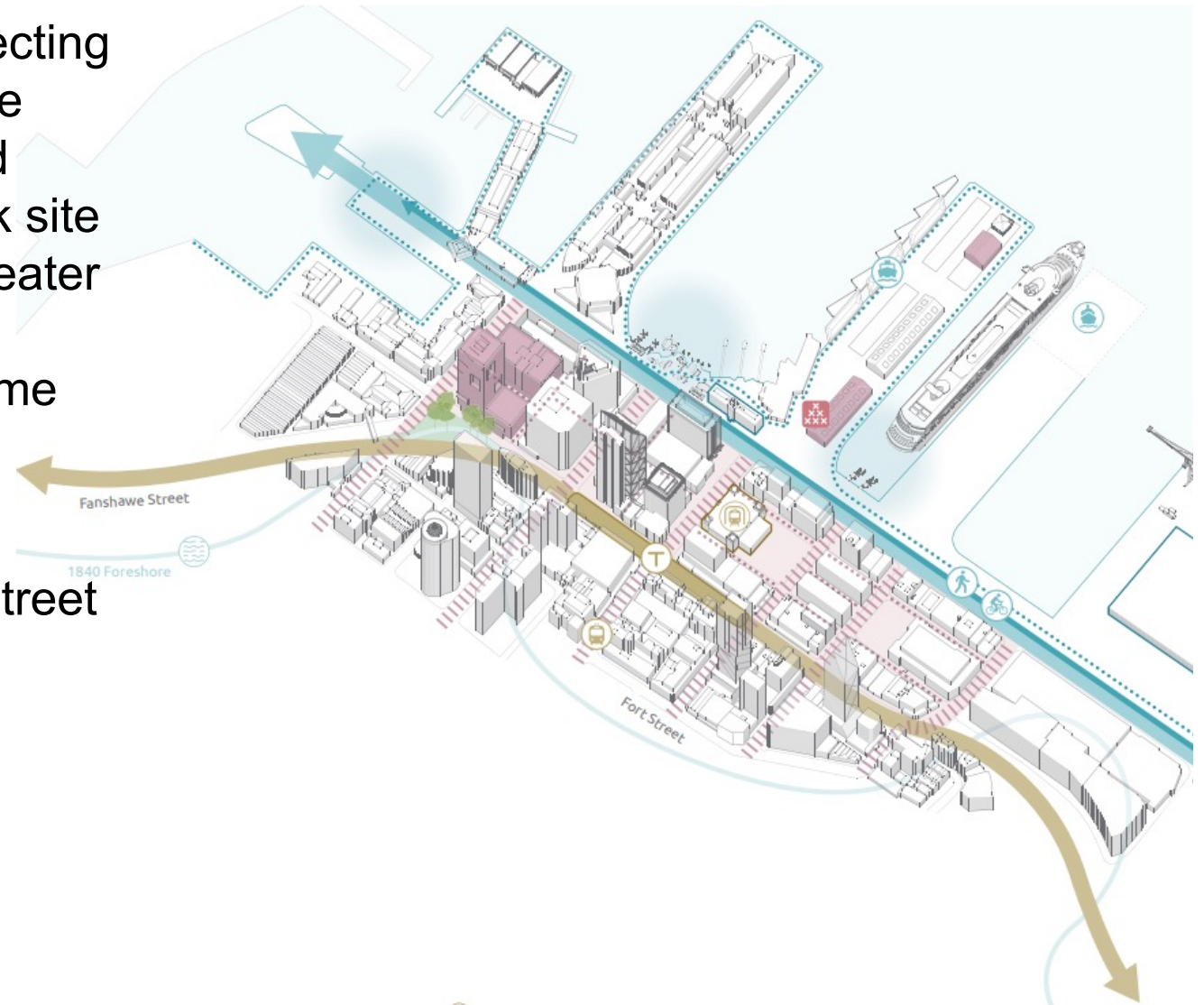
# Delivering the City Centre Master Plan

## Central Waterfront and Downtown West

**Downtown West** is a critical link in connecting the city centre to the waterfront. The future removal of the Hobson Street Flyover and redevelopment of the Downtown Car Park site present a unique opportunity to unlock greater intensity, higher-value uses, and a more vibrant, connected public realm in this prime location.

### Key Moves:

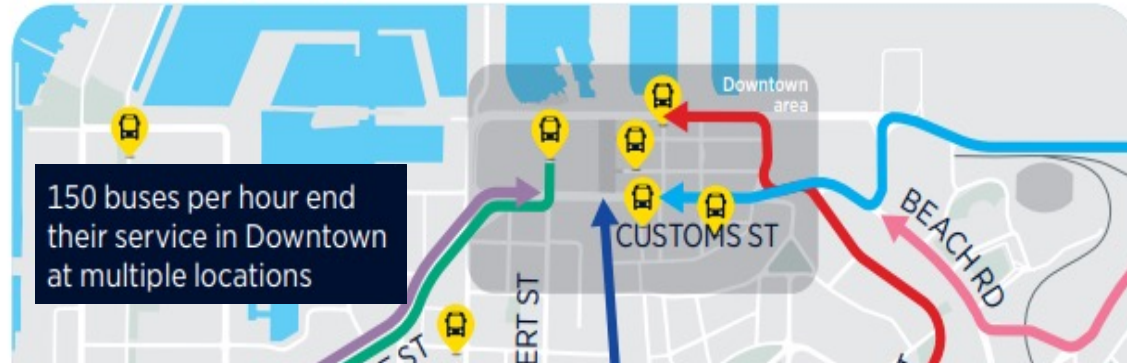
- Fanshawe / Customs / Beach - transit street
- Hobson Street flyover removal
- Downtown Car Park redevelopment



# Delivering the City Centre Master Plan

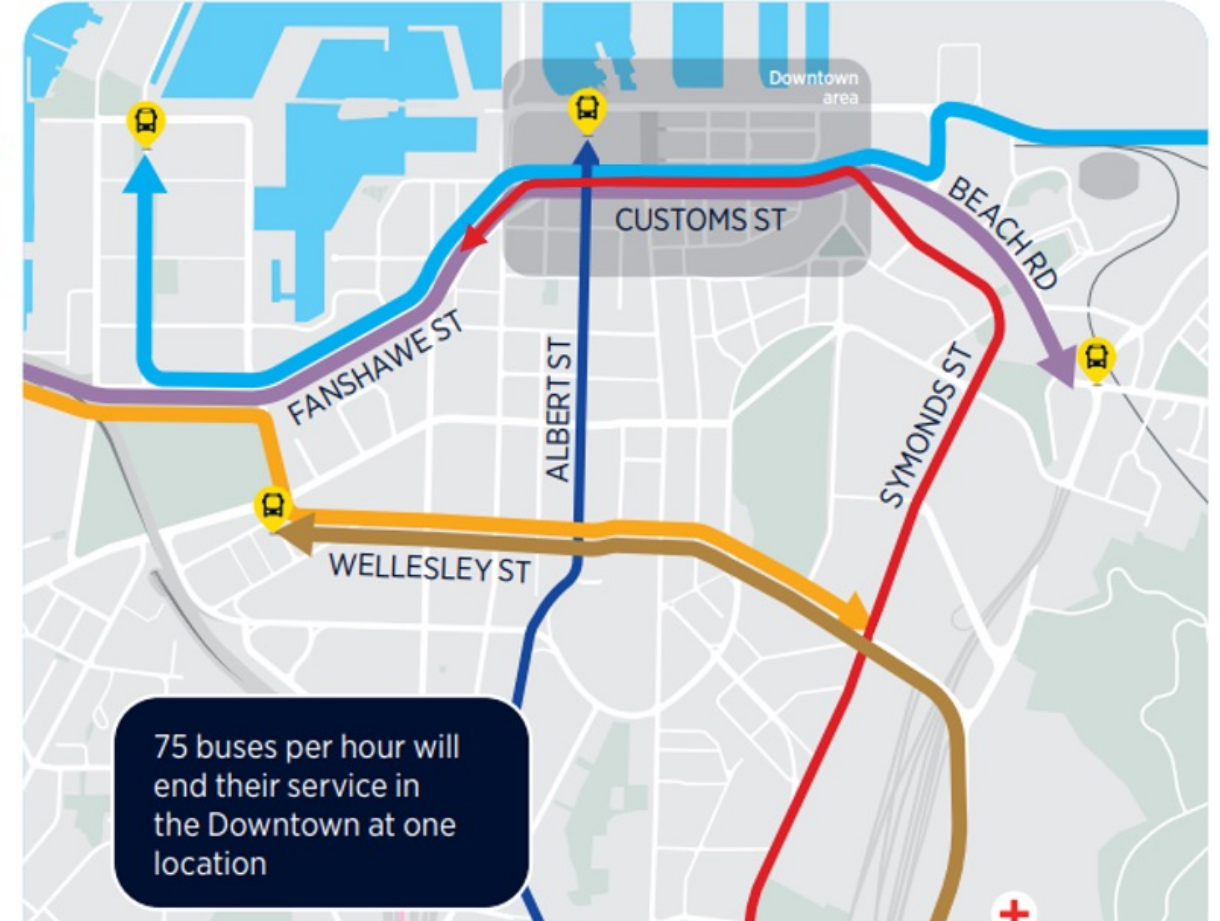
## City Centre Bus Plan

CURRENT SITUATION - 2021



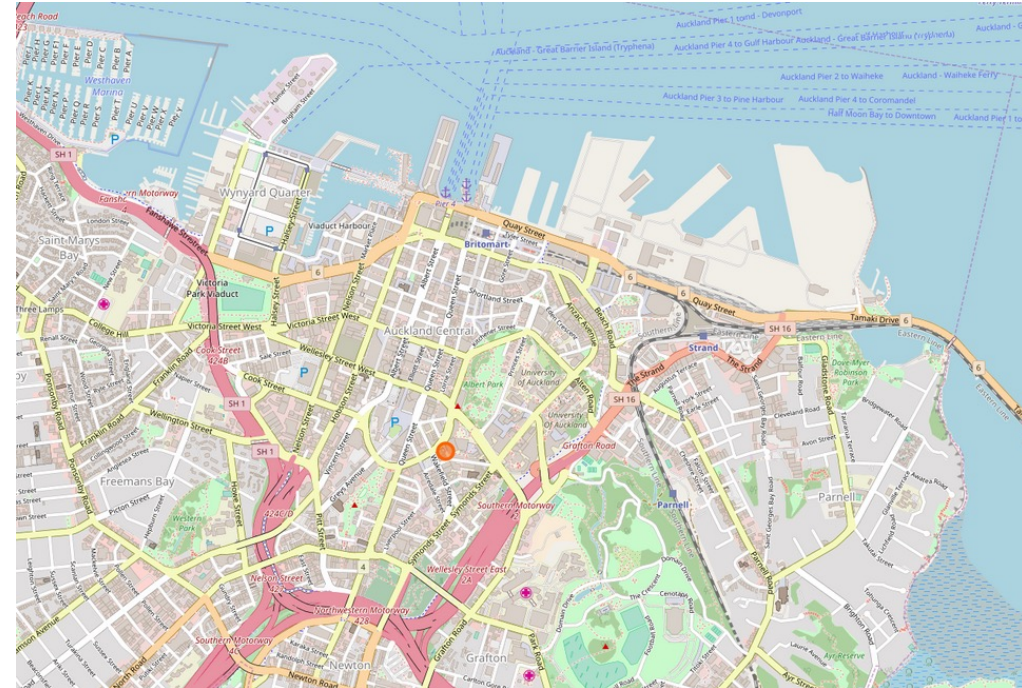
- Improves access, capacity, and reliability for the downtown area and wider city centre.
- Consolidates bus services onto key corridors with dedicated bus priority.
- Relocates bus layovers to strategic sites outside the congested core, freeing up valuable city centre space.
- Reduces inefficient out-of-service travel.

NEW STRATEGIC APPROACH - 2028 (AM PEAK HOUR, 2 WAY)



# The transport network

- We're building on work undertaken for the City Centre Bus Plan.
- Traffic modelling was undertaken by the Auckland Forecasting Centre, a joint Auckland Council, AT and NZTA team.
- Different road and intersection layouts and bus circulation was modelled to understand impacts on the network.
- The work undertaken for the DBC is being reviewed by the Downtown Development Programme consultant team, with input from the Auckland Forecasting Centre.
- This review will inform the next phase of design.



# Wynyard Quarter

- A bus layover is planned for Wynyard Quarter.
- It will provide rest facilities for bus drivers, and layover bays and electrical charging for buses.
- We expect to confirm a location this year.
- The layover will free up kerbside space within Wynyard Quarter by providing a bus layover facility off-street. Buses currently layover on Beaumont Street.
- The facility will consider the surrounding urban development.
- We will assess whether upgrades to local streets are needed to support bus access.
- Construction is anticipated mid-2028.



# Current and next steps

- Our consultant team started in late February.
- They are reviewing and digesting project information to date and undertaking a gap analysis.
- This process will determine the scope and programme of work and may influence the timeline.
- The consultant team will undertake a Detailed Business Case for delivery late 2026.
- We've started engaging with key city centre landowners, businesses and organisations.
- Wider public engagement is planned for mid-year.
- Wider programme construction will be staged over several years, from late 2026 through to 2031.



*Site visit with the Waitematā Local Board*

# WQ TMA areas of interest

- Our understanding:
  - Travel to, from and within Wynyard Quarter.
  - Development within Wynyard Quarter.
  - Ensuring local businesses can thrive.
- What else we should be thinking about as we advance work on the Programme?
- We propose presenting to you in more detail on the bus layover as plans are developed.





# Thank you



# Wynyard Quarter Plan Change update

**Auckland Urban Development Office (AUDO)**

Priority Location Director: Fiona Knox

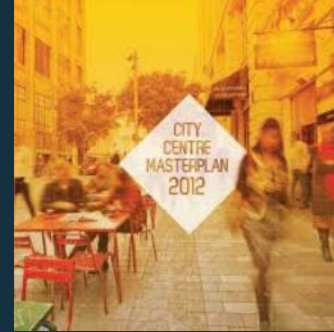
Wynyard Quarter Transport Management Association – 6 May 2026

# Waterfront – Strategic Documents



Auckland Waterfront Vision  
2005

The Auckland Plan  
2012



The Waterfront Plan  
2012

City Centre Masterplan  
2012



Corporate Responsibility  
Framework 2016



Sustainable Development  
Framework 2020



City Centre Masterplan 2020  
Refresh (included Waterfront Plan)



Te Ara Tukutuku Plan  
2021

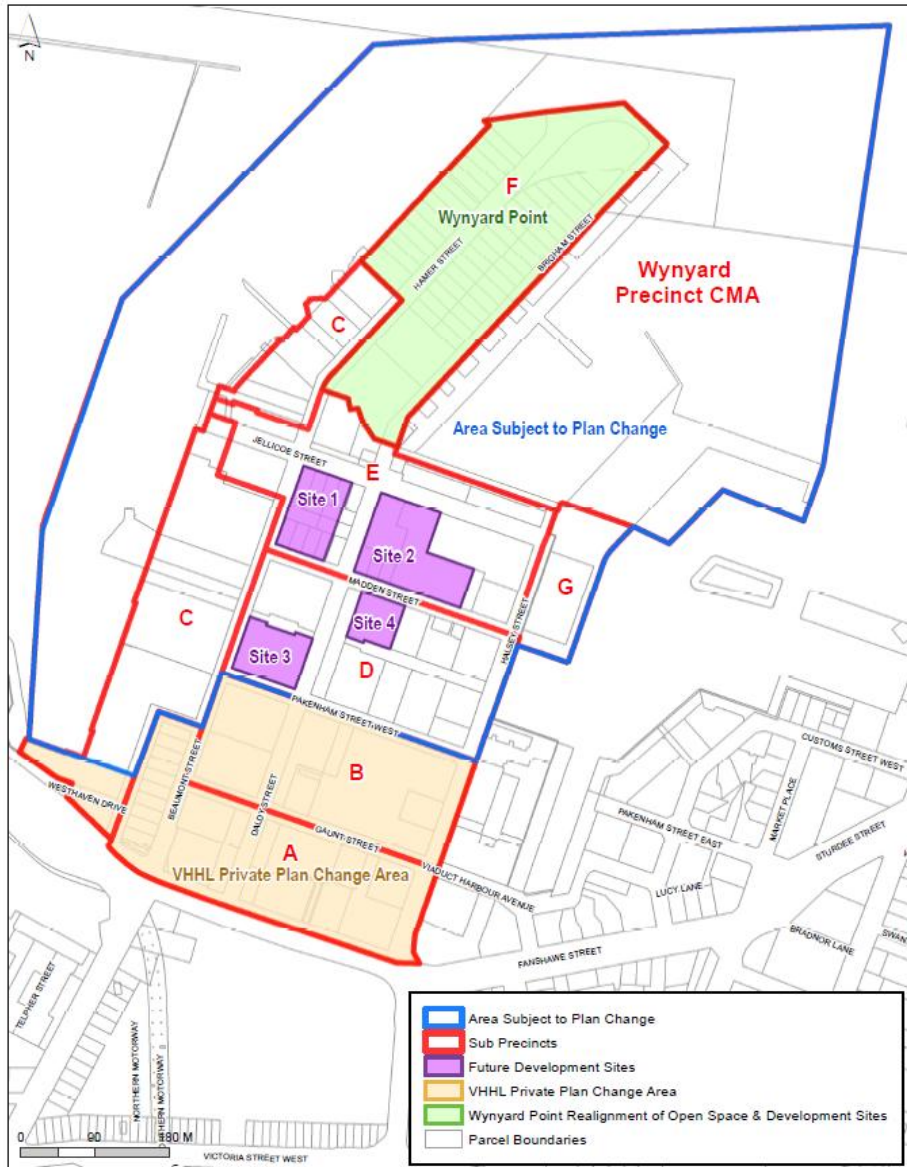


Auckland City Centre  
Action Plan 2024-2034



Port Precinct Future  
Development Framework  
Plan 2024

# Proposed Wynyard Quarter Plan Change



## Purpose:

A Council-initiated plan change to update precinct provisions in order to better reflect how the Wynyard Quarter will continue to evolve in alignment with the City Centre Masterplan (2020)

## Where it applies:

- Council-owned sites **north of Pakenham Street West**
- Separate but related: VHHL private plan change south of Pakenham Street West (currently on hold)
  - Working to enable a coordinated precinct-wide approach

## Transport principles remain unchanged

- Precinct will continue to prioritise public transport, walking and cycling, and low private vehicle use
- No new roads proposed as part of the plan change
- Office caps within the precinct provisions to remain unchanged



## Key messages

- The proposed plan change is strategic and enabling
- No changes to traffic arrangement, loading and parking
- Traffic assessments will be undertaken to support any proposed changes

## Next Steps

- Updates to the Council's Policy, Planning and Development Committee
- Ongoing stakeholder engagement
- **Plan change notification late 2026**



- COUNCIL LAND DEVELOPMENT COMPLETED
- COUNCIL LAND DEVELOPMENT PIPELINE
- PRIVATE LAND DEVELOPMENT COMPLETED BY OTHERS
- PRIVATE LAND DEVELOPMENT PIPELINE BY OTHERS

# Waterfront Project updates





**Status: Detailed design**

## Description:

- Co-designed with mana whenua, Te Ara Tukutuku comprises 5Ha of green open space, coastal edges, wharf area, linear park, plazas and laneways.
- The open space design is a mix of urban ngahere, with a flexible field for gatherings and events and a plaza that connects with the built form
- The process has begun with a programme of site rehabilitation or 'healing', the first step in transforming this former industrial area.

## Project dependencies:

- LTP funding
- Events and Venue Strategy completion



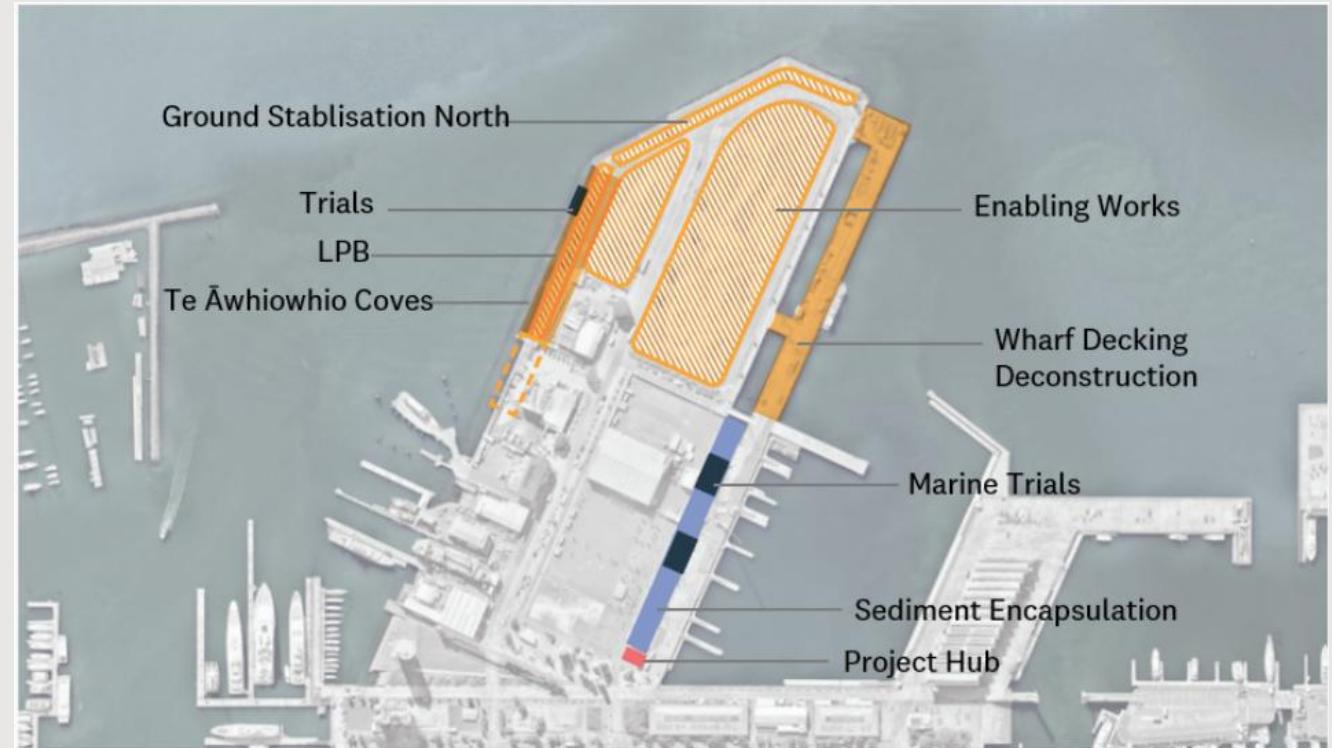
# Staged works:



Priority work to respond to Te Mata Te Mauri (Heal)

This is specific to:

- Addressing the responsibility, we have as the landowner to fully contain the site from leachate into Te Waitemata
- Addressing poor asset condition and health and safety of the site as a priority
- Creating opportunities for the public to be drawn to and access the space during the delivery of the project.
- Advancing key elements of the concept plan, specifically enabling public access and creating park features, inclusive of planting.



# Orams residential development



Status: developed design

## Description:

- At the end of the Waterfront Axis three distinct buildings with a variety of heights will strengthen the Waterfront Spine, offering 215 residential units with end-of-trip facilities and car parking off Beaumont Street.
- At ground level, retail will activate the harbours edge and connect to the adjacent Orams Marine Facility.

## Project dependencies (for developer)

- Fast Track resource consent
- Presales



# Central Wharves Masterplan



# Waterfront Projects

