

# From tanks to treasure

## Changing the ground rules for Wynyard Quarter



**To achieve the outstanding CBD waterfront that Aucklanders want, we need to enable redevelopment of the area.**

Auckland City Council is proposing a district plan change for the 35ha Wynyard Quarter formerly known as the "tank farm" or "the western reclamation". This change will enable Wynyard Quarter to be developed into parks, plazas, boulevards, boardwalks, shops, cafes, offices and apartments. It will also ensure that the fishing and marine industries can continue to prosper in the area.

The development will also allow the creation of exciting new event spaces and facilities right on the water's edge.

The Auckland Regional Council (ARC) is also notifying a proposed coastal plan change for the harbour area surrounding Wynyard Quarter to enable the coastal water

and wharves to be used for a number of different activities.

Auckland City Council and the ARC, through its subsidiary Auckland Regional Holdings, have formed a partnership to manage the long-term development of Wynyard Quarter.

By 2011, stage one of the project will be complete, which will include a new marine events centre and the Te Wero bridge, linking Wynyard Quarter and the Viaduct Harbour.

We want to know what you think about the proposed changes to the district and regional coastal plans, and encourage you to make a submission on the proposals.

# The development of Wynyard Quarter

In early 2006, Auckland City Council consulted on proposed plans for Wynyard Quarter's potential re-zoning. These plans were in line with the principles of the Auckland Waterfront Vision 2040 agreed to in December 2005 following public consultation. The proposed district and coastal plan changes are guided by these principles and public feedback.

## Supporting the city's growth

The re-zoning will enable some of the city's expected population growth to be accommodated in this area. As well as residential and commercial developments, Wynyard Quarter will include high-quality waterfront open space, and space for events.

## Linking the CBD

A new opening bridge for pedestrians, cyclists and passenger transport will link Wynyard Quarter to the CBD so that Britomart, the Vector Arena and Queen Street will be a 10-minute walk or short bus ride from Jellicoe Street. Its design will also ensure boat access to the Viaduct Harbour continues.

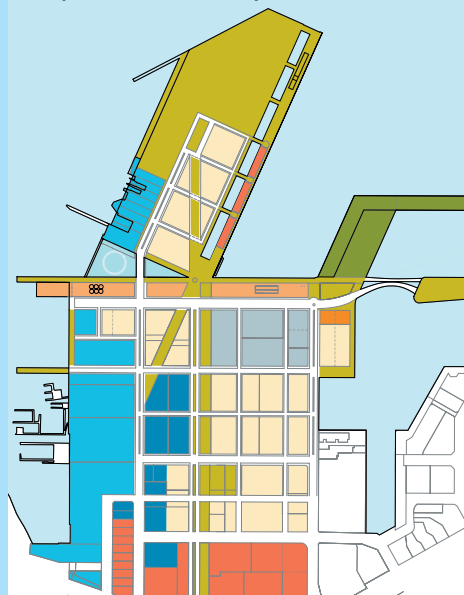
## Public spaces and waterfront access

New parks, walkways, spaces for outdoor markets, festivals and events including a marine events centre will be created. Artworks, native planting and high-quality streetscapes and parks will be a feature of the area. Harbour-edge promenades, places to touch the water and viewing points will enable people to enjoy their waterfront.

## A home for the marine and fishing industries

These industries are an integral part of Auckland's waterfront history, economy and character. They contribute to Auckland's appeal as a venue for international marine events and remain a key part of Wynyard Quarter.

### Proposed land use plan



#### Key

public space	marine events
mixed-use residential	marine industry
entertainment/retail	fishing industry
non permanent accom.	business
GROUND: marine industry, ABOVE: mixed use	

# The vision for Wynyard Quarter

"Wynyard Point is for the people of Auckland and beyond to celebrate the city's diverse cultural expressions, love of the harbour and enjoyment of a rich choice of opportunities and experiences where the CBD edge meets the sea."



## What is a district plan or regional coastal plan?

District plans are developed by district and city councils to set out the use of land, the effect of activities on this land and how councils or zoning controls will protect the local environment. The district plan must take into account the needs and values of the local community, such as trees, open space, heritage sites and the scale of developments. The Resource Management Act 1991 requires councils to review their plans every 10 years to ensure their relevance.

Auckland City Council's district plan sets rules for what can be built and where activities should be located across the city – guiding where land is zoned for industrial, commercial, residential or mixed use. The district plan also guides the amount of parking, street design and how land can be subdivided.

### The Auckland Regional Plan: Coastal

The coastal plan has been developed by the Auckland Regional Council to provide the framework for managing the use and development of the coastal marine area. Under the Resource Management Act, development of land is managed under district plans while the area below mean high water springs is managed through regional coastal plans.

Activities controlled by the coastal plan include reclamations, dredging, discharges, construction of new structures, as well as developments on wharves. The plan establishes the framework within which certain uses are permitted, and proposals for development can be assessed through the resource consent process.

People are invited to give feedback on proposed changes to the district plan or coastal plan to the relevant council. After submissions close, a summary of all submissions will be available for public viewing. Submitters will be given the opportunity to make further submissions, either supporting or opposing any original submission. The council will then hold public hearings to consider submissions, and issue its decision. The plan change will become fully operative once the council has made its decision and all appeals to the Environment Court, if any, have been resolved, and in the case of a regional coastal plan, the plan change has been approved by the Minister of Conservation.

Please refer to page four of this pamphlet for a public notice relating to these proposed changes. Additional public notice information is also available in the 8 July edition of *City Scene*.



## Key points: Wynyard Quarter District Plan change

- catering for the city's growth, including commercial and residential developments
- creating high quality public open spaces, parks and waterfront promenades
- easily accessible locations for events
- a marine events precinct
- spaces for public artworks
- Te Wero opening bridge for pedestrians, cyclists and passenger transport linking Wynyard Quarter and the CBD.



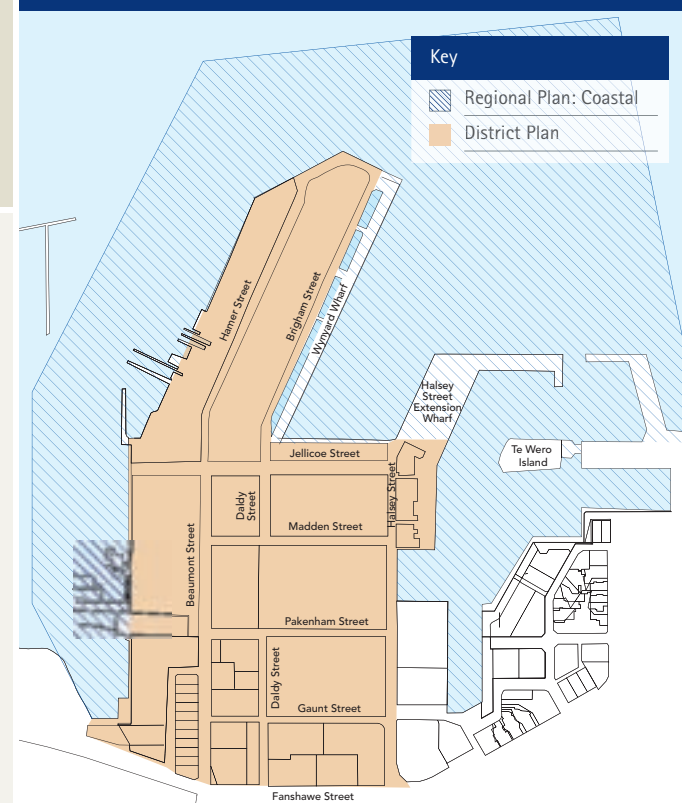
## Key points: Wynyard Quarter Regional Plan: Coastal plan change

The Auckland Regional Council's proposed coastal plan change relates specifically to the coastal marine area (the water space and wharves) around Wynyard Quarter.

### The coastal plan change will provide for:

- a new opening bridge ("Te Wero") linking the eastern Viaduct Harbour and Wynyard Quarter
- a marine events centre on Halsey Street Extension Wharf, Western Viaduct Wharf and the adjacent water space, including an extension to the time and noise limits for temporary events in the Viaduct Harbour
- development and use of Wynyard Wharf for port, commercial, entertainment and public use
- new buildings and public artworks on the wharves while providing for enhanced public access and continued use of the area by the fishing industry
- marine industry activities along the western side of Wynyard Quarter.

Planning control map



Published: 8th July 2007

## Public notices

### Wynyard Quarter

For the public notice advertising Auckland City Council proposed plan modifications 16 to 26, notices of requirement to designate, refer to public notices in the, 8 July 2007, issue of *City Scene*.

#### Auckland City Council

Auckland City Council has prepared the following plan modifications to the central area section of its district plan under the Resource Management Act 1991 (RMA).

##### Proposed plan modification 4 – plan change, Wynyard Quarter

This modification encompasses the part of the central area generally known as the "Tank Farm", bound by Westhaven Drive and the coastal marine area to the west; Fanshawe Street to the south; and Halsey Street, Bringham Street and the coastal marine area to the east. The land also includes the land area containing the America's Cup bases located east of Halsey Street, formerly owned by America's Cup Village Limited.

Proposed plan modification 4 sets out a detailed planning framework for the sustainable redevelopment of Wynyard Quarter to provide for a range of buildings, activities and open space. The planning framework includes:

- land set aside for marine industry (named Quarter Area 3) generally located west of Beaumont Street
- provisions requiring the establishment of specific travel demand measures prior to the establishment of non-industrial related activities, including commercial, residential and entertainment activities
- new maximum car parking ratios, including a maximum car parking ratio of 1:150m<sup>2</sup> for office activity
- specific noise requirements reflecting the ongoing industrial use of parts of Wynyard Quarter
- requirement for the approval of comprehensive area structure plans prior to the establishment of buildings of increased height and floor area.

Proposed maximum building height limits range from 31m to 10m above ground level with the exception five identified "marker" sites with a special height limit of 52m above ground level

- resource consent requirements so that external additions and alterations to all new buildings in the Wynyard Quarter are a restricted discretionary activity for design assessment
- new urban design assessment criteria consistent with the criteria applied to the majority of the central area
- new outlook space requirement for accommodation buildings and minimum standards for apartments consistent with the criteria applied to the majority of the central area
- the identification of land to be set aside for public open space (refer to the public notices section of *City Scene*).

##### Proposed plan modification 33 – variation

This modification deletes the Auckland City Proposed District Plan (Central Area Section 1997) rule 9.7.1 in so far as it relates to type 5 road parking standards and replaces it with a new part 14.9 Wynyard Quarter which includes a requirement for office activity to establish at a maximum car parking ratio of 1:150m<sup>2</sup>.

##### Proposed plan modification 119 – plan change

Proposed plan modification No.119 amends clause 10.04:2 of the Auckland City Transitional Operative District Plan (Central Area Section 1997) by inserting a new Type 6 road which includes a requirement for office activity to establish at a maximum car parking ratio of 1:150m<sup>2</sup>.

##### Places to view proposals

The above plan changes and background information may be viewed free of charge at [www.aucklandcity.govt.nz/centralareaplan](http://www.aucklandcity.govt.nz/centralareaplan) or during business hours at:

- level 11, Civic Administration Building, 1 Greys Avenue, central city
- the reference section, Central City Library, 44-46 Lorne Street, central city
- all Auckland City Council libraries.

Phone the duty planner, central area team, on 379 2020 if you have any questions about the proposal.

#### Auckland Regional Council

##### Proposed plan change 3 – Wynyard Quarter Auckland Regional Plan: Coastal

The Auckland Regional Council has proposed changes to the Regional Plan: Coastal relating specifically to the coastal marine area (the water space and wharves) around Wynyard Quarter in Auckland city (also known as the Western Reclamation, Wynyard Point or the Tank Farm). The proposed plan change applies to Port Management Areas 2 and 4A.

This proposed plan change amends the Regional Plan: Coastal to describe existing activities and provide for the changes expected in the area, as part of the proposed redevelopment of the entire Wynyard Quarter, which is addressed by the proposed changes to the Auckland City District Plan (Central Area Section)

##### The change to the plan includes amendments relating to:

- a bridge ("Te Wero bridge") between the eastern Viaduct Harbour and Wynyard Quarter
- a marine events centre on Halsey Street Extension Wharf, Western Viaduct Wharf and the adjacent water space, including an extension to the time limit for temporary events in the Viaduct Harbour
- appropriate use and development of North Wharf (along Jellicoe Street)
- future development and use of Wynyard Wharf for port, commercial, entertainment and public use
- buildings on wharves and public sculptures in Port Management Areas 2 and 4A
- management of future uses and development of the water area around Wynyard Quarter, including for fishing and marine industries
- noise limits for the coastal marine area to permit an increased number of public events each year and clarifying where those noise limits can be measured.

##### Places to view proposed plan change

Copies of proposed plan change 3 can be inspected at:

- public libraries throughout the Auckland region
- [www.arc.govt.nz/waterfront](http://www.arc.govt.nz/waterfront)
- Auckland Regional Council offices, ground floor, 21 Pitt Street, central city.

- Phone the Auckland Regional Council on 09 366 2000 or 0800 80 60 40 (if outside the Auckland free calling area) for further information on the coastal plan change.

#### Submissions for both Auckland City Council and Auckland Regional Council proposals

Any person may make a submission on the proposals. Your submission must be in the format outlined in the Resource Management Act. You can print submission forms that follow this format from [www.aucklandcity.govt.nz/submission](http://www.aucklandcity.govt.nz/submission) or get them from locations listed with the proposed plan changes.

##### You may supply your submission by

- posting it to Auckland City Council, Private Bag 92516 Wellesley Street, Auckland 1141 (attention: manager, central area)
- visiting [www.aucklandcity.govt.nz/submission](http://www.aucklandcity.govt.nz/submission) (conditions apply, see this site)
- lodging your submission at level 11, Civic Administration Building, 1 Greys Avenue, central city.

Submissions for all plan changes advertised in this notice close on Monday 20 August 2007.

##### Taking part

The following is taken from the Resource Management Act 1991.

The process for public participation in the consideration of a proposed plan modification under the Act is as follows:

- after the closing date for submissions, the council must prepare a summary of the submissions and this summary must be publicly notified; and
- there must be an opportunity to make further submissions in support of, or in opposition to, the submissions already made; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- the council must give its decision on the proposal (including its reasons for accepting or rejecting submissions); and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court.