**Date:** Wednesday 18 July 2018  
**Time:** 3:06pm  
**Meeting Room:** Room 1, Level 26  
**Venue:** 135 Albert Street  
Auckland

Te Poari Kaitohutohu mō te Pokapū o te Tāone  
Nui o Tāmaki Makaurau /  
Auckland City Centre Advisory Board  
OPEN MINUTE ITEM ATTACHMENTS

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Purpose of today

- To provide an update on the progress and next steps for the Downtown Programme
- To seek feedback from the Board on the conceptual designs for the Quay Street upgrade and the downtown public spaces project.
Recap - Programme Overview

Six projects:
- Quay St seawall upgrade
- Ferry Basin Reconfiguration
- Dolphin on Queens Wharf
- Downtown Public Space
- Quay Street West
- Britomart East

Seismic resilience – protecting our assets

New people focused public open space on the water

Cruise infrastructure to support ongoing economic growth

Phase 1 of Ferry Terminal redevelopment – operational improvements and enabling

People friendly Quay St helping to reconnect the city to the waterfront
Will involve the permanent change of road corridor from four traffic lanes to two.

Improving access to the city centre through enhanced bus services

AT Downtown
Programme Timeframes – where we’re at

- Seawall seismic upgrade:
  - Developed design phase
  - Resource consent lodged in May, likely to be notified early August 2018
  - Construction early 2019
- Pier 3 and 4:
  - Feasibility/Concept design phase
  - Resource Consent aiming to be lodged end of Q3 2018
- Quay St Streetscapes:
  - Concept design phase
  - Resource Consent aiming to be lodged Q4 2018
- Downtown Public Spaces:
  - Concept design phase
  - Resource Consent aiming to be lodged Q4 2018
- Britomart East Bus Terminal:
  - Feasibility/early concept phase
  - Resource Consent aiming to be lodged Q1 2019
Funding

- Circa $380m of investment planned over the next 10 years within the downtown precinct.
  - Multiple funding sources, including general rates (LTP), the City Centre Targeted Rate (CCTR), 3rd Party funding sources and Regional Land Transport Programme (RLTP funding).
  - CCTR is contributing $62.9m over these 10 years.
- Within the next 3 years there is circa $268m of investment planned for the downtown precinct
  - Phased to enable delivery of outcomes in time for the Americas Cup and APEC 2021.
  - CCTR contributes approx. $40m over this period (Quay St, Galway/Tyler St in Britomart, Lower Queen St).
Funding

- CCTR Funded Projects:
  - Quay Street Streetscapes – $22.5m (of $59m total budget)
  - Britomart Streetscapes – $15.4m
    - Tyler and Galway St
  - Lower Queen St - $10m (of $20m total)
  - Queens Wharf Redevelopment - $9m (Years 4-10)
  - Hobson Flyover - $6m (Years 4-10)
STREETSCAPES WORKSTREAM
Attachment A

Item 7

001. Located at the Edge of the City and the Sea.

The area is an ideal location for the development of a new waterfront precinct, with easy access to public transport and close proximity to the CBD. The site offers a unique opportunity to create a vibrant and sustainable urban environment.

002. Place/Destination.

Characteristics:
- A sense of place, with distinct identity and community.
- High-quality public spaces and infrastructure.
- Connections to other areas.

Objectives:
- Enhance the area as a destination for residents, visitors, and businesses.
- Promote the area as a sustainable and livable environment.

Proposed Functions:
- Mixed-use development, including commercial, residential, and cultural activities.
- Public open spaces and green areas.
- A mix of public and private transportation modes.

003. Connecting Function - Endpoint.

- Enhance connectivity.
- Improve pedestrian and cycling facilities.
- Integration with existing transport networks.

Property Boundary:
- Clear boundary with other properties.
- Adequate space for future expansion.

Infrastructure:
- Water, electricity, and gas connections.
- Sewer and stormwater systems.

Environmental Considerations:
- Protection of existing vegetation and natural features.
- Mitigation of potential environmental impacts.

Siting:
- Consideration of prevailing winds and sun exposure.
- Alignment with existing urban fabric.

Note: The diagram illustrates the proposed development, with various elements indicated for planning purposes. The actual layout may vary based on further design studies and stakeholder feedback.
001. _Manakitanga_

Hospitality, kindness, generosity, support - showing respect, generosity and care for others. Manakitanga describes the mana derived by the host when the guest experiences ‘manaakitanga’ - active hospitality and the process of being hosted. This mana emanates from the guest's perspective and not from the host's experience.

Place... The primary paradigm shift to a destination and place. 'To not / Through'. Place function shapes historic movement functions.

Shared Surface... a single, flexible, shared surface to provide for Manakitanga, urban waterfront life and strategic activation. Hosting and accommodating people support to our identity/sense of place of global footprint and waterfront scales and across both ‘everyday’ and ‘occasion’ considerations.

Occupation... Respectful hospitality is manifested in (near) totality of Space, provision of Comfort, Shelter and Shade, The Ceremony of Arrival and Departure, Habituation, Universal Accessibility, and Legible History.

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002. _Waterfront Stitch (North, South, East and West)_

Quay Street is the binding stitch, the primary connecting element of the waterfront - north-south and east-west (it holds everything together) and between ‘land’ (land) and tangaroa (sea).

Binding/Sitch... Quay Street is the primary connecting element of the waterfront - north-south and east-west (it holds everything together). It is a conceptual border stitch woven from layers of geology, history, ecology and culture - drawn across the horizon between land and sea.

A 'stitch' is the generic term for saw, thread or a string, length, to bind of which the specific type of stitch used to 'bind' depth and meaning.

Halo (flash/shadow), frame (to hold two solid things together), whata (the shot to from point of a knife), 'maxima' (simple meaning 1/16 of mouth/size), when this stitch is yet to be determined and needs to be discussed with Manuka Whenua.

Expression... The 'stitch' manifests as the street responds to different moments and conditions. The water's edge, wharves, views, experiences, built edges, and the adjacent design concepts of Pūtaha, Waitemi, and hauhinu. More practically, the stitch represents improved or realising connectivity within the movement of people between city and sea.

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003. _Coastal Ecological Corridor_

An east-west ecological corridor and green infrastructure network that reinforces the Māori ‘life force’ of the waterfront with an authentic, performative urban ecology which is of Tāmaki and the Waitemata.

East West Ecological Corridor... Is connects the Wynyard Quarter to Tāmaki Drive (east-west) and city to sea (north-south). Showcases native vegetation. Demonstrates best practices and site specific innovation. Socially vital and environmentally rich.

Stormwater Filter... A high performance, ecological landscape corridor which meets or exceeds stormwater treatment and water quality standards.

Coastal Forest... A new emergent coastal urban ecology that establishes an distinctive, precedent driven environment. A coastal forest which defines and characterises the edge of the city, creating cohesive amongst series of individual, episodic spaces. Provides shelter, shade, scale and series of place (east-west).

Drifts... Informal drifts of Polynesian provide north-south connections between the city (south) and water (north).
18. Place Making and Strategic Activation

Creating a sustainable vision for Auckland and the city centre that is flexible, agile, and adaptable. A highly programmable space surface that can be appropriated by different operational and building modes.

12. Amenity and Feature Lighting

New street and feature lighting supports the creation of a pedestrian-oriented 24-hour walkable environment. Regular light patterns at critical nodes provide scale and rhythm to the street. Highlighted building entries and elevated areas of lighting. Low-level lighting provides targeted atmosphericGuild lighting. A line of graphic-coordinated lighting enhances identity across the waterfront and walkways.

11. Urban Furniture

A flexible and modular suite of street furniture includes a range of seating configurations that support social engagement. A choreographed elevated sequence of seating and occupation spaces provides for episodic experiences and social occupation of the street. The city (street) side furniture includes modulars that establish varied seating arrangements. The “water” (north) side accommodates larger social seating arrangements.

10. Urban Forest - Planting

Introducing the species that once stood on the edge of the waterfront and re-establish them further inland. A combination of re-established native and new street trees are used to enhance biodiversity and aesthetics. Informed by the original Coastal Forest and freshwater ecologies.

09. Green Infrastructure - UUD

Stormwater is harvested and treated within the street through a combination of rain gardens, rain water harvesting tanks, and proprietary devices to enhance the stormwater design standards. Rain gardens are deployed strategically to enhance treatment and enhance the street environment. Informed by the original Coastal Forest and freshwater ecologies.

08. Flexible / Adaptive / Shared Surface

A permeable and defining ground plane that establishes a shared surface upon which to support and build the identity of the street. A continuous and permeable green space that stitches the space into the city and ‘water’ contexts.

07. People + Vehicles

06. City - Wharf Grid

05. Colonial Heritage

04. Māori Heritage

03. Coastal Ecology

02. Hydrology

01. Geosystems
006 Hybrid Option

Construct new overland flow paths draining surface flooding naturally to the sea. Utilise multiple piped (existing) stormwater outlets if possible. Create a new outlet adjacent Queens Wharf.

(Combination of reticulation and overland flow)

PROS
- Spreads flood risk into smaller catchments
- Reduces sea wall reduction requirement (to write AUP protocols)
- Reduces reticulation and maintenance requirements
- Supported by Healthy Waters
- Reduced flood risk at key intersection of Quay and Lower Queen Streets, improving level of service between transport nodes

CONs
- Requires levels coordination with Ferry Basin
- Requires levels and storm modification with PO4L
- Possible large in-filling structures in front of Queens Wharf and Customs Street
- Requires levels modifications to Quay/Lower Queen Street intersection

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DRAFT – WOK INPROGRESS
QUAY STREET WEST
CONCEPT DESIGN REPORT
TYPICAL DRAINAGE - LARGE FLOOD EVENT

This drawing represents the typical cross section for the
central block of Quay Street (between Lower Albert
Street and Commerce Street).

Flood event (scenario 006):
In a large storm event Quay Street drains to a central
row of rain gardens which fill up and feed into overflow
devices to bypass raingardens before discharge into the
harbour.

Lowering sea wall height by 180mm to 3.54m in sections
of the Ferry Basin, provides up-stream overland flow to
over top at Greens lagoon and across Commerce Street
which expects to reduce short term flooding to max
+200mm depth at Quay Street.

Gardens on each side capture small amounts of
uncontaminated run-off from footpaths to water plants
and trees.
FERRY BASIN PUBLIC OPEN SPACE
Isthmus.

Environmental Health.
Attachment A

Item 7

Auckland City Centre Advisory Board

18 July 2018

Manaakitanga

Isthmus

Relationship

Composition of parts...

Shift in scale / Varying forms / Varied in complexity / Spacious and intimate

AT Downtown Auckland Council

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Te Taangaroa.

breath between high tide and low tide

Te Taangaroa
Isthmus.

Explorations.

Approach.

Located at the junction of the city with the harbour, the project site is ideally situated to explore cultural heritage and natural ecology.
Explorations of the sea.

Exploration of the qualities of shells local to Waitetere: the layered structure, the rough exterior and smooth interior.

Meta - past, present and future.
Translated into a structure providing habitat for human and coastal ecologies.
Spatial Arrangement.
Access & Circulation.
Inhabitation.

Isthmus.
Rākauangaere Pohutukawa, recognized as the first tree to be seen along the coast, and the last tree to be swallowed upon departure, is celebrated at the city’s coastal edge.

Providing habitat, shade and shelter for human and coastal ecologies.

Supporting native coastal species such as short in the other coastal environments.

Teared (coastal forest) shrubland, bareland and coastal edge.

Attachment A

Ecologies
Coastal Marine

The Fiery Basin site offers opportunity to explore constructed coastal ecologies to optimise the diversity of the terrestrial and coastal marine ecology.

Creating habitat to encourage a local sandstone reef tidal zonation pattern of sea snails, seaweeds, sponges, crusts, bivalves, barnacles, sea squirts, and overhanging tidal zonation of pavements, barnacles, oysters, sea squirts, sponges.

Wharf pilings, existing and new, form shallow slots to attract the black-banded and red-tailed gull and shape. Boxes for Handi integrated - the low chance of colonisation offset by the low associated cost.

Exploring the potential of bivalve filter feeders - mussels as indicators of water quality. A single mussel able to filter up to 500 litres of seawater each day.
Isthmus.

Spatial Studies.
Questions?