

THE AOTEA QUARTER FRAMEWORK

FEBRUARY 2016

MIHI

Whakamihia te taupae maunga o Rimutahi e tū nei,
te papa whenua, a Horotiu e takoto nei
me te awa o Waihorotiu ka rere ki Te Waitematā.

Tēnā koutou e manaaki nei i ngā uri whakaheke.
Tū mai hei tohu mō te ao Māori.

E ngā mana, e ngā reo, e ngā kārangatanga maha,
tēnā koutou katoa.

*Greetings to Rimutahi ridge above,
the fields of Horotiu that lie below
and the river Waihorotiu that runs to Te Waitematā.*

*We, your descendants thank you all for your kind care.
Stand as a reminder of the Māori world.*

*All authorities, representatives and delegations,
greetings to you all.*

FOREWORD



The Aotea Quarter has long been a special part of Auckland – from when the Te Waihorotiu Stream flowed through, to its evolution as the city’s civic heart, to the growth of the arts and culture scene, and most recently as the home of one council serving the wider region.

However, many things have held it back. Public transport connections are not what they should be; Mayoral Drive blocks access to surrounding areas; the link to neighbouring Myers Park is through a car park and an unpleasant underpass; and Aotea Square itself lacks the level of activity around its edges that is vital to its desired role as one of Auckland’s premier urban spaces.

In fact, many great things are happening in the quarter – new laneways, a buzz from a busy programme of events, the award-winning Auckland Art Gallery Toi o Tāmaki and the first major upgrade to Myers Park in many decades. In addition, thousands of people now live in the Aotea Quarter, and many more are on the way.

The Aotea Quarter is set to become one of Auckland’s best-connected areas, with a more efficient bus network, the rapidly improving cycle network throughout the quarter and the city, its own rail station (likely to be the city’s busiest) and potentially even light rail.

The extensive feedback from Aucklanders during the preparation of this framework illustrated the desire for this place, the heart of the city centre, to be a space where all forms of visual and performing arts indulge the senses; where connections to and through the quarter are easy and accessible; where the buildings and landscape support and reinforce the diverse topography; and where all our multi-faceted cultural narratives flourish.

The Aotea Quarter Framework sets out the steps needed for the quarter to truly fulfill its potential – not just as the hub of the city centre, but as the cultural and civic heart of Auckland. An area that we can all enjoy and be proud of, showcasing Auckland’s Māori and Pacific identity and the city’s commitment to quality, sustainable development.

Councillor Chris Darby

Deputy Chair, Auckland Development Committee
Auckland Urban Design Champion

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A large, colorful, abstract sculpture made of various materials, including wood and metal, stands in a public square. The sculpture is composed of many interconnected, organic shapes in shades of red, orange, yellow, and green. It has a complex, multi-layered structure with various protrusions and recesses. In the background, there are modern buildings and a cloudy sky. In the foreground, many people are walking around the square, some looking at the sculpture. The overall scene is a busy public space.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Aotea Quarter comprises Aotea Square, the surrounding cluster of arts, cultural and civic facilities and, beyond Mayoral Drive, a number of inner city mixed use neighbourhoods.

People are a city's biggest attraction: we naturally gravitate to those quarters that have an energy and pulse. Such places cannot be manufactured, but their foundations can be put in place and nurtured.

Since 2005 Auckland Council, and its predecessor Auckland City Council, has been working with stakeholders to implement the Aotea Quarter Plan 2007. That document set a clear strategic directive to enhance the quarter and its role as the heart of Auckland's arts, civic and cultural life.

Much has been achieved over the past decade, with new and enhanced cultural facilities and upgraded public spaces, and an ongoing commitment to a lively and ever-growing events programme. But there is still plenty of latent potential, not least in the form of several underused, council-owned development sites.

The Aotea Quarter Framework seeks to update and advance the strategic direction set down in the Aotea Quarter Plan 2007 and the more recent City Centre Masterplan 2012 (CCMP). Reflecting the change already happening and the transformation yet to occur, the framework provides a strategic vision for the next 20 years:

The Aotea Quarter is the civic, arts, and cultural heart for the people of Tāmaki Makaurau – Auckland: a vibrant, resilient and unique place to indulge the senses, express creativity and celebrate our Māori, Pacific and diverse cultures.

The framework has developed through an iterative process, with extensive stakeholder and public engagement to explore the quarter's untapped potential. Hundreds of Aucklanders from all around the region contributed to the information and initiatives in this document.

"We envision the quarter to be a sustainable space that is accessible, pedestrian- and youth-friendly." Waitemata Youth Collective

The framework identifies four outcomes to deliver the vision. These are:

Outcome 1: A Civic and Cultural Heart The quarter core as the enduring home for the arts, culture, entertainment and civic life, creating a unique destination.

Outcome 2: Transport-Enabled Development A public transport node that improves accessibility supports growth and enables high-quality development.

Outcome 3: Supporting Neighbourhoods Liveable, vibrant and diverse inner-city neighbourhoods engaging and supporting the quarter core.

Outcome 4: Sustainable and Cultural Showcase Spaces and buildings that lead and showcase Auckland's drive for sustainability, and celebrate its unique cultural identity through the Te Aranga Māori design principles.

Each outcome is to be realised through a series of projects, ranging from new organisational ways of working to major redevelopment opportunities. Each outcome has its own section in the document, and the final section focuses on implementing them.

The production of the Aotea Quarter Framework has been coordinated by Auckland Council. It is intended to function as a non-statutory document that will:

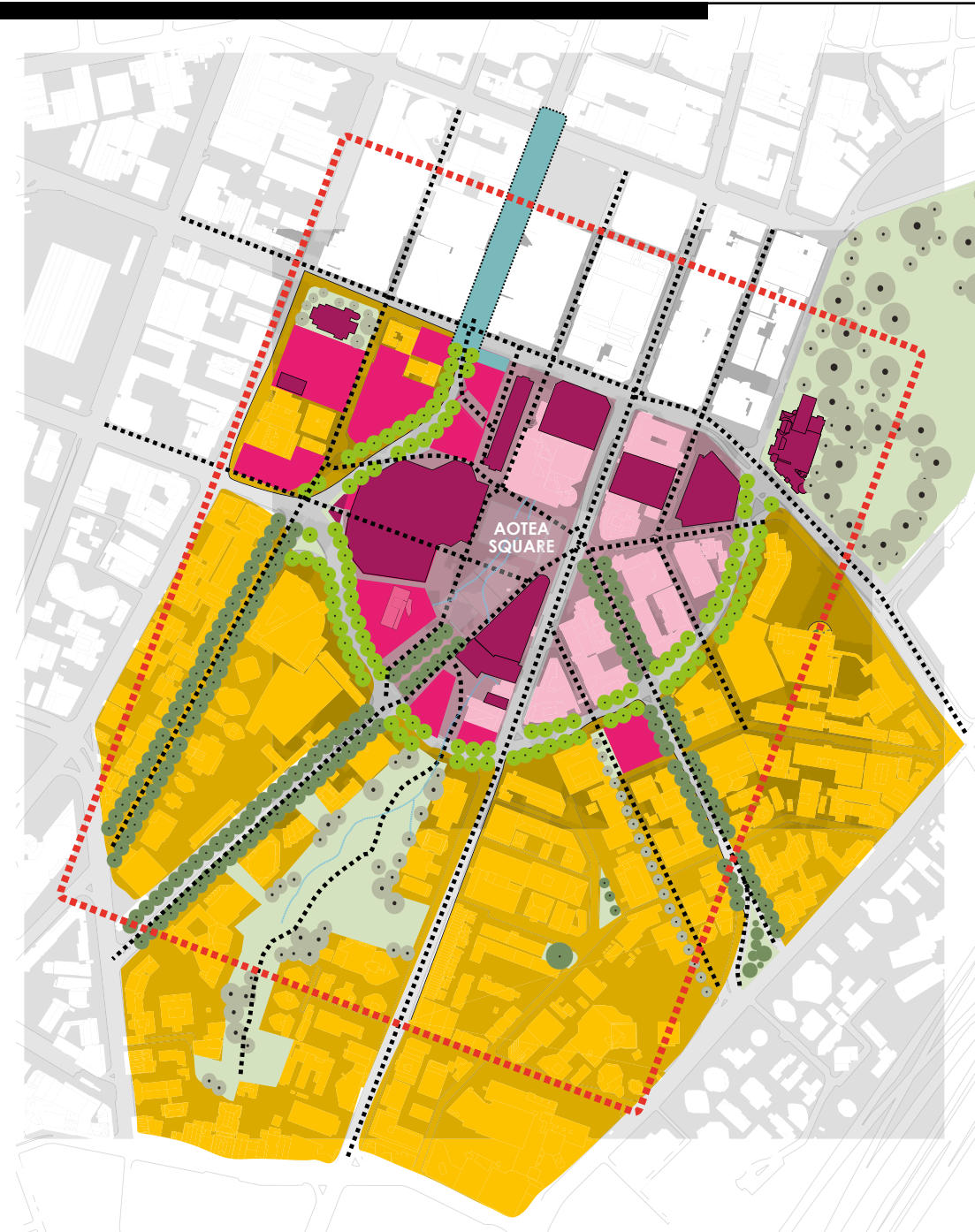
- guide the council group and its partners' decision-making and investment, masterplanning and detailed design work
- underpin the production of a development strategy for the council-owned development sites
- lead to the creation or re-energising of partnerships with community and stakeholders.

LEGEND

- ■ ■ ■ Framework Area
- Aotea Quarter Core/
Civic & Cultural Heart
- Liveable Supporting Neighbourhoods
- Existing Civic & Cultural Facilities
- Future Development Opportunities
- Future Aotea Underground Rail Station

- Existing and Future Walking Connections
between Core & Supporting
Neighbourhoods
- Opportunities to reveal/acknowledge
Waihorotiu Stream

Spatial summary showing liveable neighbourhoods and improved connections supporting significant redevelopment and revitalisation of the core as the arts, cultural and civic heart



WHAKARĀPOPOTOTANGA TAKI KŌRERO MATUA

Kei roto i te Taiwhanga o Aotea, ko Aotea Ātea, ko te kāhui whare toi, tikanga me ngā kaupapa ā-tāone, ara kei tua atu o Mayoral Drive hoki ko ētahi hapori me ōna tikanga whakahaere ake i te puku tonu o te tāone nui.

Ko te iwi te arohanga nui o te tāone: tērā tātou te toko tonu ake ki ngā wāhi e hihiri ana te ngao e hikohiko ai te manawa. E kore e taea te hanga noa ake aua wāhi, engari me whakatakoto rawa tōna papa ka āta whakatupu ai.

Mai i te tau 2005 tērā te Kaunihera o Tāmaki Makaurau me tōna mata o mua, te Kaunihera Tāone Nui o Tāmaki Makaurau, te mahi tahi me ōna hunga whaipānga ki te whakatinana i te Mahere Taiwhanga o Aotea 2007. I te māranga ngā tohutohu a taua rautaki me whakatairanga rawatia te taiwhanga me āna mahi hei pūmanawa ora mō ngā mahi toi, ngā tikanga me ngā kaupapa ā-tāone o Tāmaki Makaurau.

He rahi tonu ngā mea kua oti i te tekau tau kua hipa, ngā whare ā-iwi hōu, whakapaia ake rānei, ngā papa ātea tūmatanui kua piki te āhua, te tupu tonu o ngā tini whakahaere whakahirahira. Engari, he nui ngā mea e āhei tonu ana kia hua mai, tae atu ki ngā wāhi kāhore i te whakamahia nuitia a te kaunihera ake.

Ko tā te Tūāpapa Taiwhanga Aotea he kimi ki te whakahou, he whakapiki atu i te aronga rautaki i whakatakotohia e te Mahere Taiwhanga Aotea 2007 me te Mahere Matua mō te Puku o te Tāone Nui 2012 (CCMP) o tata ake nei. He titiro whakamuri ki ngā mea kua oti, whakamua hoki ki ngā panonitanga te tūpono mai, he matakiteanga te tūāpapa mō te 20 tau e tū mai:

Ko te Taiwhanga Aotea te pūmanawa ā-tāone o ngā mahi toi, mahi ā-iwi hoki mō ngā tāngata o Tāmaki Makaurau: he wāhi hihiko, manahau me tōna kotahi nei, e whāngai i te hinengaro e hua ai te wairua waihanganga me te whakanui i ngā tini rerekētanga o ā tātou tikanga Māori, ngā tikanga o te Moana-nui-a-Kiwa me ērā o iwi kē.

Kua hua mai te tūāpapa i ngā tini kōwhiringa i waenga i te hunga whaipānga me te iwi whānui i tūtakitaki ki te hura i ngā ritenga o te taiwhanga kei te huna tonu. E hia rau te iwi o Tāmaki Makaurau puta noa i te rohe i whaipānga mai ki te pūrongo nei.

“E matapae ana mātou hei ātea manawa ora te taiwhanga nei, wātea ki te hunga hīkoi haere – aronui ki te taiohi.” Waitemata Youth Collective

He whā ngā mea kua tohia e te tūāpapa e eke ai tēnei matakiteanga:

Hua Tuatahi: Te Pūmanawa Kaupapa, Tikanga ā-Tāone

Ko te taiwhanga te kāinga tūturu mō ngā mahi toi, tikanga ā-iwi, mahi whakangahau me te manawa ora o te tāone, he tūtakinga tōna motuhake.

Hua Tuarua: He Whanaketanga Takinga Mahi Kawekawe

He komititanga tūmatawhānui mō ngā mahi kawekawe e pai ake ai te māwhitiwhiti noa, te whakarahi atu e āhei ai te whakapiki i ngā mahi paiāhua.

Hua Tuatoru: Hapori Tautoko

He hapori au te noho hihiri mō ōna tini rerenga kē i te puku tonu o te tāone nui hei whakatūtaki me te toko ake i te pū o te taiwhanga.

Hua Tuawhā: He Pou Toko Tikanga ā-Tāone









Ngā wāhi noho wātea me ngā whare e whakatairanga ana i te huhua o te whai a Tāmaki Makaurau, ki te whakanui i tōna tuakiri ā-iwi motuhake mā roto mai i ngā mātāpono ohaoha o Te Aranga Māori.

Ka whakatinanatia ia whakaritenga mā roto i ētahi rārangi kaupapa, ka tīmata ki ētahi whakahaere hōu, tae atu ki ngā mahi nui hei whakawhanake ake. Kei ia whakatinanatanganga tōna ake wāhanga o te pūrongo, ko te wāhanga mutunga e aro ana ki ngā mea e tutuki ai rātou.

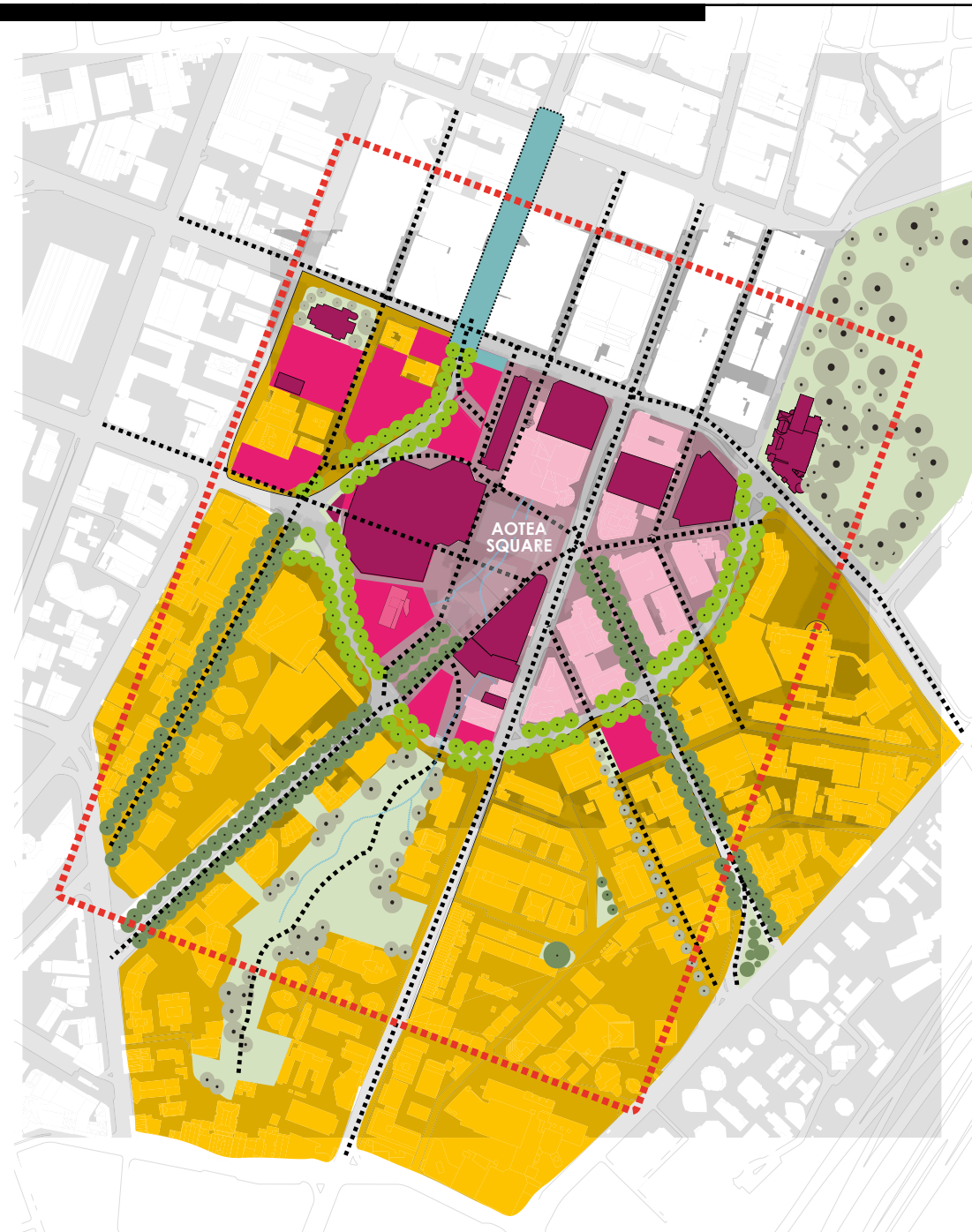
Nā te Kaunihera o Tāmaki Makaurau i whakarite te whakaputanga o te Tūāpapa Taiwhanga Aotea. Ko tōna tikanga kia noho ia hei pūrongo here kore i raro i te ture e taea ai:

- te arataki i ngā rōpū kaunihera me ōna hoa ki te whakatau kaupapa, toha pūtea taunaha, hanga mahere matua me te takitaki mahi ohaoha
- hanga he papa e āhei ai te whakarite he rautaki whakawhanake mo ngā wāhi kei raro i te maru o te kaunihera
- Toko ake ki te whakahihiko rānei i ngā taura here i waenga i a ia, ngā hapori me te hunga whaipānga.

LEGEND

- | | | | |
|--|---|---|--|
|  | Framework Area |  | Key Walking Connections between Core & Supporting Neighbourhoods |
|  | Aotea Quarter Core/
Civic & Cultural Heart |  | Opportunities to reveal/acknowledge Waihorotiu Stream |
|  | Liveable Supporting Neighbourhoods | | |
|  | Existing Civic & Cultural Facilities | | |
|  | Future Development Opportunities | | |
|  | Future Aotea Underground Rail Station | | |

Spatial summary showing liveable neighbourhoods and improved connections supporting significant redevelopment and revitalisation of the core as the arts, cultural and civic heart





WAHANGA TUATAHI / PART A:

KUPU WHAKATAKI
INTRODUCTION



1 AOTEA QUARTER PLAN (2007) & AOTEA QUARTER CORE BOUNDARY

2 CITY CENTRE MASTERPLAN (2012) / NEW AOTEA QUARTER FRAMEWORK BOUNDARY (2015)

⌚ Framework boundary



WHY AN AOTEA QUARTER FRAMEWORK?

The Aotea Quarter Action Plan, which was prepared to guide activity in the quarter from 2010 to 2015, has run its course and now needs to be refreshed. In addition, the City Centre Masterplan (CCMP) 2012 signalled the need for ongoing attention to and investment in the Aotea Quarter to lift the vitality and vibrancy of the mid-city area, while harnessing the significant changes planned and underway. The CCMP established a new boundary for the quarter, wider than that used in the previous action plan, that better reflects:

- interdependences between the 'core', i.e. Aotea Square and surrounding civic and cultural buildings, and the adjoining inner-city neighbourhoods
- the walkable catchment of the Aotea Station, proposed as part of the City Rail Link, i.e. an 800-metre radius or a 10-minute walk
- the need for greater critical mass in the quarter so that it can balance the city centre, recognising the "gravitational pull of the Engine Room and waterfront for commerce" (CCMP, 2012).

A principal purpose of the framework is to allow Auckland Council and its partners and stakeholders to reaffirm the strategic vision for the quarter.

The framework is holistic, but has a particular focus on physical interventions, revealing opportunities to improve the public realm and unlock the potential of some key sites that could contribute to the overall vision. However, the framework is not intended to be a development strategy or detailed masterplan.

Points in the CCMP 2012 that the framework needs to respond to include:

- The need to anchor and develop the quarter as the enduring home of arts, culture and entertainment activities within the city centre.
- Recognising the quarter as a future development growth node, associated with Aotea Station which is proposed for the heart of the quarter. The station, set to open in 2023, is expected to stimulate an additional 73,000m² of net residential floor area (1825 additional residents) and 249,000m² of net commercial floor area (12,450 additional workers).
- Regional Facilities Auckland (RFA) plans to enhance the arts and performance offer within and around the Aotea Centre and Aotea Square, Auckland Town Hall and Civic Theatre. These plans include extensive renewals of the Aotea Centre and an expansion providing new rehearsal and administration spaces for a range of arts and culture organisations.
- Continued movement of demand for commercial office space from the Aotea Quarter to the waterfront and downtown.
- Consolidation of many Auckland Council staff within the 135 Albert Street building and examination of future uses of the council's other land/property holdings in the area, most notably the Civic Administration Building, the South Town Hall surface car park, and the West Bledisloe surface car park (west of Bledisloe House) on the corner of Mayoral Drive and Wellesley Street.

-
- Ongoing investment in new buildings by the two universities (University of Auckland and AUT).
 - A new regulatory planning framework through the Proposed Auckland Unitary Plan, including matters such as height limits and noise standards.

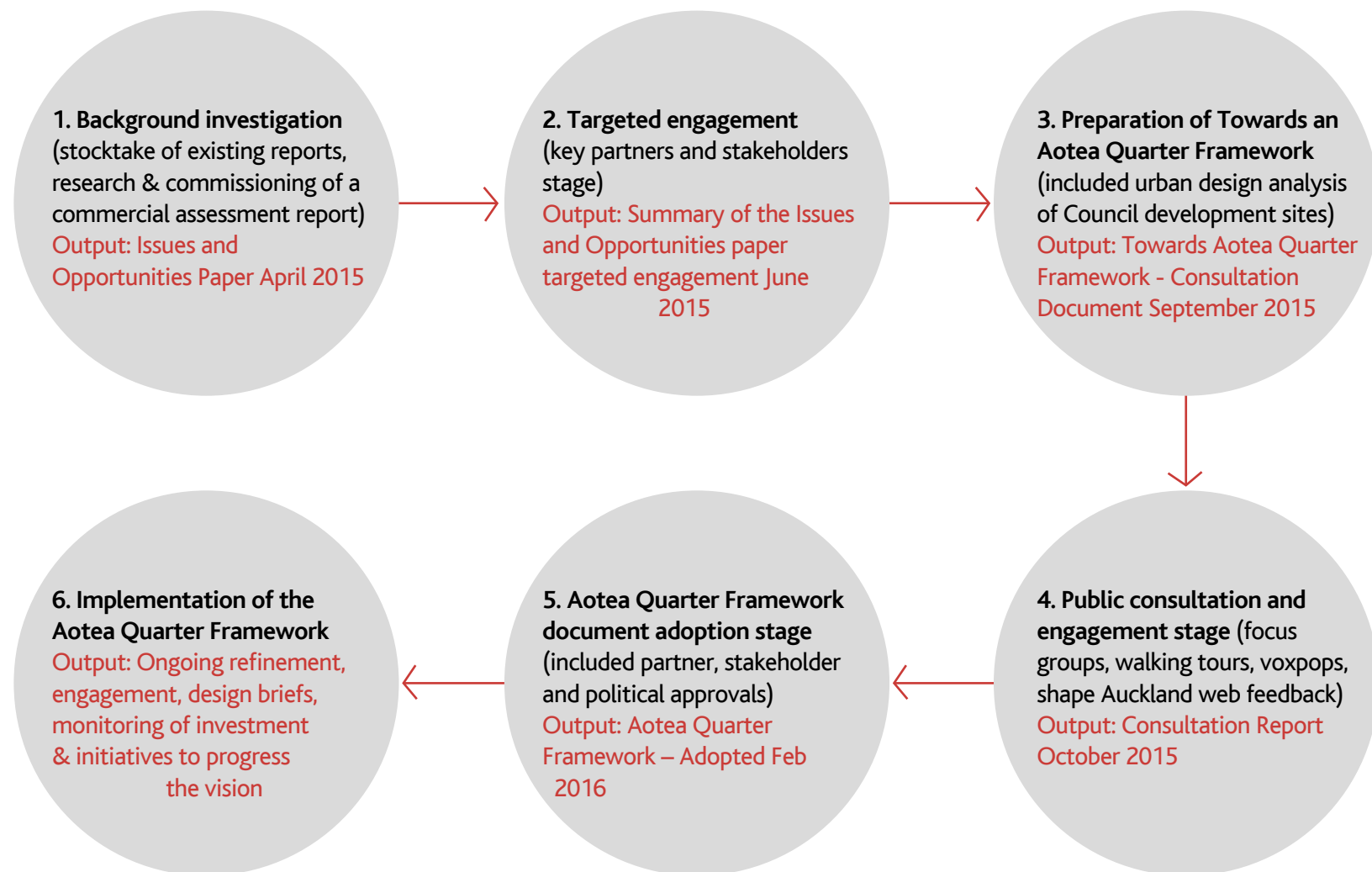
Since the release of the CCMP in 2012, the following factors have emerged:

- Applying the Te Aranga Māori design principles as a means of representing our unique and diverse cultural landscape through all council-family and significant private projects.
- The Council decision to purchase 135 Albert Street and vacate the Civic Administration Building resulting in an EOI process to find a future use for this site
- Rapid expansion of a residential neighbourhood in repurposed office buildings on the fringes, together with significant new apartment towers.
- Ongoing planning for the city centre transport networks (including City Centre Future Access Study 2012 and City East West Transport Study 2014), which will redefine the role and character of the main streets through the city centre.
- Significant investment in Myers Park as a vital green public space, including the proposed upgrade to the Myers Park underpass (due for completion mid-late 2016) to improve safety and links between St Kevin's Arcade, Myers Park, Aotea Square and beyond.
- Recent proposals for light rail transit up Queen Street, including at least one stop in the quarter.

- The much awaited re-opening of the St James Theatre and the associated apartment tower development.
- The partnership between Auckland Council and the Ministry of Social Development to peg \$2 million of central government funding for emergency accommodation for rough sleepers.

HOW THE FRAMEWORK PROCESS WAS DEVELOPED

The following graphic shows the process since the start of 2015 for investigation, engagement and documentation. The project team set up an Aotea Quarter Framework Steering Group as the internal sounding board, and the Waitemata Local Board and the Auckland Development Committee provided political governance.



AUCKLAND'S VISION

Creating the world's most liveable city

AUCKLAND PLAN

30-year vision and strategy for Auckland

LOCAL BOARD PLAN
3 Year plans of 21 Local Boards

UNITARY PLAN

Policies and rules to implement the Auckland Plan

PLACE-BASED PLANS / CITY CENTRE MASTERPLAN

Spatial Plans for geographic areas
E.g. Local Boards area plans, City Centre Masterplan and Waterfront Plan

STRATEGIES

E.g Economic Development Strategy, Art & Cultural Strategy

LONG TERM PLAN

Council's 10-year plan and budget

LOCAL BOARD AGREEMENT

Annual budgets of 21 Local Boards

AOTEA QUARTER FRAMEWORK

VICTORIA QUARTER FRAMEWORK

LEARNING QUARTER FRAMEWORK

DOWNTOWN FRAMEWORK

KARANGAHAPE ROAD PLAN

QUAY PARK FRAMEWORK

NEWTON PLAN

WATERFRONT PLAN

Completed/partially completed

IMPLEMENTATION

STAKEHOLDER AND COMMUNITY ENGAGEMENT

The community engagement that helped shape the framework occurred during the six weeks from 9 September to 22 October 2015 and was based on the document "Towards an Aotea Quarter Framework", of September 2015. Seven methods were used to gain and consider insights from across the community (including groups who might not normally use traditional engagement):

1. Walking tours of the quarter.
2. Focus groups (businesses, residents, arts and cultural groups, community groups).
3. Vox pop (voice of the people) interviews.
4. Online (including an interactive map) and hard copy feedback forms.
5. Information stall at the Aotea Centre and the Auckland Transport open day.
6. Consultation summary hard copies on view at all Auckland libraries and service centres.
7. One-to-one stakeholder meetings.



Contributors raised six main themes:

1. Identity, events and wayfinding

The quarter core lacks the coordinated attention and effort needed to make it a strong destination.

2. Structural/connections

Mayoral Drive severs links and is blighted by blank and inactive edges. Civic space does not flow through to Myers Park.

3. Spatial

Inactive edges onto Aotea Square and Myers Park, undeveloped council-owned sites are missed opportunities and create challenging spaces. The square is not as civic as it used to be. Buildings don't reinforce the basin topography.

4. Cultural

Limited representation from tangata whenua in terms of cultural landscape references of a living presence. Confused broader cultural offer.

5. Social

Lack of community space and social infrastructure associated with the city's growing number of apartment-dwellers. Rough sleepers in the area. General perceptions of safety risks, both day and night.

6. Economic

Loss of commercial office demand to waterfront/downtown, limited higher-end food and beverage offer and few opportunities for creative industries.

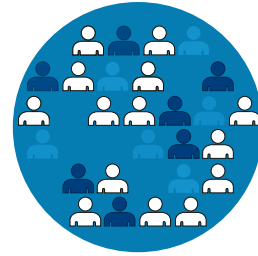


1840 - 1920



"Slow or drastically reduce car/truck/bus traffic so people can walk, talk, stop, relax and feel safe."

Written submission



"The Civic administration building redevelopment needs to be mixed use to activate the square like in Europe."

Walking tour participant



"Destroy the six lane moats that slice the city into pieces."

Focus group participant



"Make the Aotea Centre work as a positive urban element, and make the square work as an urban square, rather than an odd park."

Create civic spaces for events where anyone in the city can get involved, where maybe you just leave some cricket bats out or the 'ping pong' tables ... good enough but not overwhelmingly programme."

Walking tour participant



"Nature should be central; a New Zealand town square embeds tangata whenua, nature, sound, birds and people, food and activities."

Focus group participant

INTRODUCING THE 4 OUTCOMES

Building on the intent of the 2007 Aotea Quarter Plan and the direction set in the CCMP 2012, and reflecting on the feedback, the framework establishes a refreshed vision for the quarter:

The Aotea Quarter is the civic, arts, and cultural heart for the people of Tāmaki Makaurau-Auckland: a vibrant, resilient and unique place to indulge the senses, express creativity, and celebrate our Māori, Pacific and diverse cultures.

Realising the vision for the Aotea Quarter over the next 20 years means delivering on the following four outcomes:

Outcome 1: A Civic and Cultural Heart

The quarter core as the enduring home for the arts, culture, entertainment and civic life, creating a unique destination.

Outcome 2: Transport-Enabled Development

A public transport node that improves accessibility, supports growth and enables high-quality development.

Outcome 3: Supporting Neighbourhoods

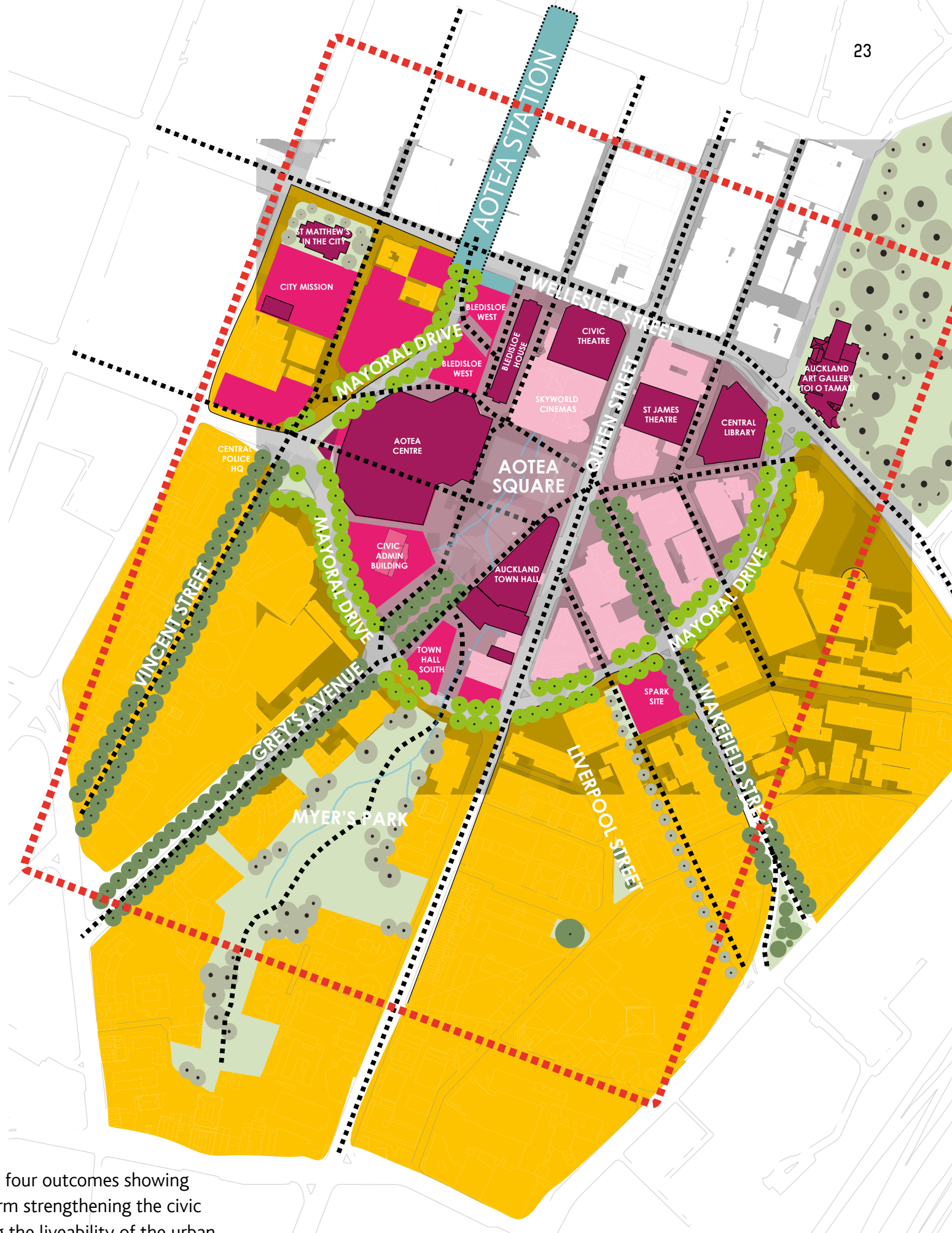
Liveable, vibrant and diverse inner-city neighbourhoods engaging with and supporting the quarter core.

Outcome 4: Sustainable and Cultural Showcase

Spaces and buildings that lead and showcase Auckland's drive for sustainability, and celebrate its unique cultural identity through the Te Aranga Māori design principles.

LEGEND

-  Framework Area
-  Aotea Quarter Core/
Civic & Cultural Heart
-  Liveable Supporting Neighbourhoods
-  Existing Civic & Cultural Facilities
-  Future Development Opportunities
-  Future Aotea Underground Rail Station
-  Key Walking Connections between
Core & Supporting Neighbourhoods
-  Opportunities to reveal/acknowledge
Waihorotiu Stream



Overall graphic summarising the four outcomes showing future development and built form strengthening the civic and cultural heart and enhancing the liveability of the urban neighbourhoods that surround it.

