

# Te Ara Tukutuku Concept Design

For\_ Eke Panuku  
Issue\_ Te Ara Tukutuku - Concept Design Summary Version  
Date\_ 18.07.2024

## Mihimihi

**Te Ara Tukutuku and ancient uruuru whenua incantations pull forward past threads for us to re-member.**

**In a way that reawakens the ihi, wehi and wana within the realm of Tangaroa and Hinemoana across this ātea that humanity has ‘claimed’.**

**So that we may stop to pause and listen with our hearts what the wairua of Te Ara Tukutuku, is calling forward, to de-claim, and return to a state of mauri ora\_**

## Background

Over the past 20 years, the people of Tāmaki Makaurau have experienced the transformation of their inner-city waterfront. This much-loved and celebrated place is reconnecting people with the waterfront and builds our collective sense of belonging to Tāmaki Makaurau. The next part of the transformation in Wynyard Quarter will build on this legacy. With the area changing from industrial to mixed-use, we now need to consider how we can best serve these land and water spaces to the benefit of everyone.

Te Ara Tukutuku Plan is the guiding document for the next phase of design and delivery of the northern end of Wynyard Quarter. Te Ara Tukutuku Plan was developed in partnership with Iwi Mana Whenua o Tāmaki Makaurau (Mana Whenua) and through close consultation with key stakeholders, including the Waitemātā Local Board and Auckland Council whānau.

The plan, which was endorsed by the Eke Panuku Board in late 2021, draws from the City Centre Masterplan 2020 and sits alongside the Waterfront Plan 2011, in setting the scene for the regeneration of the city centre waterfront over the coming years.

To bring the vision to life, design collective Toi Waihanga has been appointed by Eke Panuku to design the public realm component of this northern end of Wynyard Quarter. Since winter 2022, we've been co-designing with Iwi Mana Whenua o Tāmaki Makaurau and Toi Waihanga, as well as technical specialists (both mātauranga and western) to develop and address the parameters of the site and the vision and healing for the place.

This Concept document reflects the next stage of our process, delving deeper into the key issues identified in Te Ara Tukutuku Plan, framing a vision for the future, and commencing the restorative process for the whenua (land) and moana (ocean). This mahi also sets up a framework for the required supporting networks, infrastructure and subsequent development needed to deliver on the kaupapa outlined in Te Ara Tukutuku Plan.

Toi Waihanga comprises LandLAB, Warren and Mahoney, Mott MacDonald (supported by DONE), Stellar Projects, BECA, Fresh Concept, and landscape architecture firm SCAPE, and mana whenua appointed specialists Caleb Clarke (Morphum Environmental), Jarrod Walker (Tataki Ltd, marine Science), Charmaine Bailie (URU Whakaaro).

We acknowledge the time, effort and goodwill that has been invested to date from the Mana Whenua Working Group, which comprises of Te Ākitai Waiohū, Ngaati Whanaunga, Te Patukirikiri, Ngāti Whātua Ōrākei, Ngāi Tai ki Tāmaki, Ngāti Maru, Ngāti Tamaterā and Ngaati Te Ata Waiohū. We also acknowledge the Eke Panuku Mana Whenua Forum for the time and feedback for Te Ara Tukutuku.

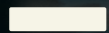
Te Ara Tukutuku is the name gifted to the project by Ngāti Whātua Ōrākei. The naming of locations, in particular public spaces, has a formal, delegated process through the Waitemātā Local Board. As part of the Concept Plan process, we will be engaging with the Waitemātā Local Board to formalise the names identified through this mahi.



# Part 1

# Introduction

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## Project Overview\_

Wynyard Point is an area which is set to become one of the most important regeneration projects in the city over the next 10–20 years.

A 5ha public open space – the first new urban Tāmaki Makaurau park in 100 years. A quality and sustainable mixed used development that complements the major public space.

Partnered & co-designed with Mana Whenua.

Guided by Mauri Tukutuku (a bespoke cultural health framework).

Regenerating past actions to return to a healthy place that is uniquely Tāmaki Makaurau, Tāmaki Herenga Waka, Tāmaki Herenga Tāngata.



Te Ara Tukutuku

# Tāmaki Makaurau Original Shoreline & Landscape of Abundance

The original landscape of the waterfront pre-reclamation was prized for access to the sea and harbour, sandy beaches, rocky cliffs and mudflats, abundance of resources in the area and freshwater streams. Te Waitematā was previously a plentiful harbour for harvesting kai moana, and the sheltered bays for navigating waka made this place highly desirable.



PUPUKE

TE ŌNEWA

TAKARARO

MAUNGAUIKA

TAKARUNGA

TE WAITEMATĀ

TAKAPARAWHAU

ŌKA-TE  
KORAENGA

TE TŌ

WAIKUTA

TUNAMAU

NGĀHUWERA

TE WAI O HOROTIU

WAI PARŪRŪ

TE RERENGA ORA ITI

TE REUROA

RANGIPUKE

WAI PAPA

PUKEKAWA

TAURARUA

TANGIHANGAPUKAEA

MAUNGAUWHAU

ŌHINERAU

TE KŌPUKE



# Tāmaki Herenga Waka Reclamation, Contamination & Lost Headlands

Te Ara Tukutuku is located within the original realm of Tangaroa and Te Waitematā. The land was incrementally reclaimed from Te Waitematā Harbour over the last century, and has served industrial purposes for most of that time which has contributed to the contamination of the site.



# Tāmaki Herenga Tāngata Raising a New Headland\_

The opportunity for Te Ara Tukutuku is to re-establish a headland on the edge of Te Waitematā, and to re-connect and rebind the relationship between whenua (land) and moana (sea).



## Ināianeī Existing Site\_

Once an area underwater, Wynyard Point was reclaimed using fill material including from a former gasworks site. The area has been known as the 'tank farm' due to the range of tanks that stored petrochemicals here for many decades as part of its industrial history. The tanks have more recently been removed from the land.

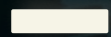
However, before any development can take place, bioremediation work needs to be completed by the lessee of the site (Shell Ltd) to remediate the area from the previous uses on the site.



The vision for Te Ara Tukutuku is to create a living green open space sitting on Te Waitematā, a space to reconnect and rebind the relationship between Tangaroa (the ocean) and Papatūānuku (Mother Earth), connecting people back to the water.



# Part 2 Vision



## Te Ara Tukutuku Narrative\_

**Te Ara Tukutuku is a waka metaphor for the binding of the land and the sea, and provides an elegant link between the domains of Tangaroa (the ocean), Tāwhirimātea (wind and atmosphere) and Papatūānuku (Mother Earth).**

This project creates a new culturally, environmentally, and socially driven space, that binds together whenua (land), moana (sea) and tāngata (people). Te Ara Tukutuku will emerge over time through the interweaving of Mana Whenua led initiatives that integrate mātauranga, science, infrastructure, design and place-making.

Governance by Iwi Mana Whenua o Tāmaki Makaurau and Auckland Council provides Te Ara Tukutuku the opportunity to build on existing initiatives, and to become a cultural expression of the Mana Whenua connection with Te Waitematā. Te Ara Tukutuku is a catalyst for change that will contribute to mātauranga led restoration of Te Waitematā and Tāmaki Makaurau.

It begins by healing a reclaimed former petro-chemical site to regenerate and enhance the mauri of the area. Te Ara Tukutuku forms a varied and responsive topography that establishes resilient eco systems and nature based programs that consider air, wind and light conditions. It enables the regeneration of a diverse terrestrial and marine ecology that restores the mauri (health and wellbeing).

Mai te rangi ki te whenua, mai te whenua ki te rangi, the flow between all spaces. The feeling of the wairua, the cleansing winds, it embodies connection between the elements and atua as the wind carries messages from tūpuna and atua, clean fresh winds contribute to the mauri, this serves as a reminder of the interconnectedness between taiao, atua and tāngata, emphasising the need for harmony, respect, and balance in our interaction with the environment.

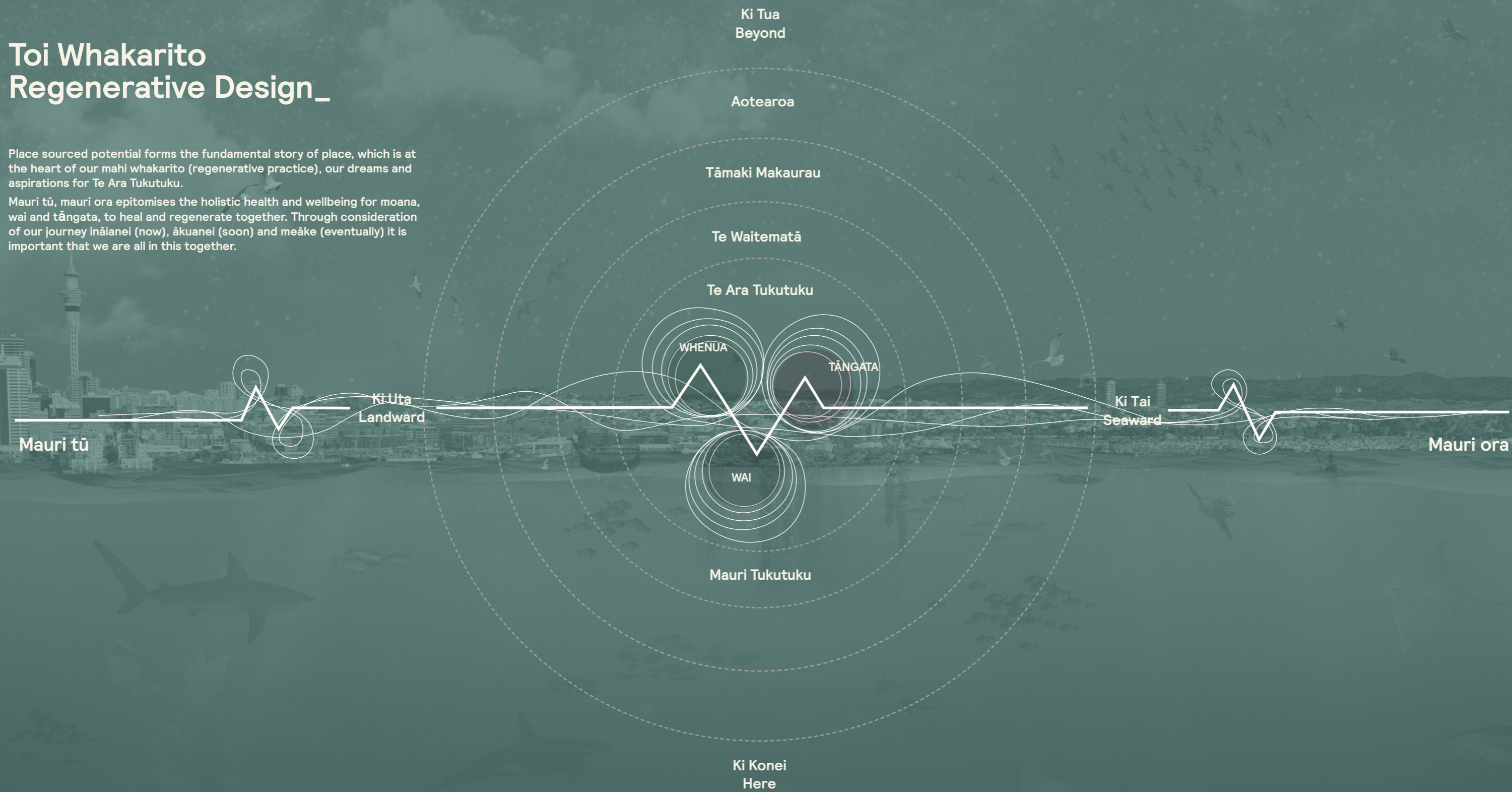
A clean and clear atmosphere allows for stars to shine brightly in the night sky for tāngata to see. Te Ara Rangi also refers to the quality of air and ensuring discharges do not degrade the quality of air by minimising atmosphere emissions to reduce climate change impacts, support the use of sustainable, clean and green technologies, reducing emissions from transportation and surrounding industry.

Remove all noxious gaseous pollutants linked to contaminated land, preventing their release into the atmosphere.  
Urban form to consider and mitigate wind tunnels and sheltered zones within the ngahere to provide refuge both for tāngata and plants.

# Toi Whakarito Regenerative Design\_

Place sourced potential forms the fundamental story of place, which is at the heart of our mahi whakarito (regenerative practice), our dreams and aspirations for Te Ara Tukutuku.

Mauri tū, mauri ora epitomises the holistic health and wellbeing for moana, wai and tāngata, to heal and regenerate together. Through consideration of our journey ināianei (now), ākuanei (soon) and meāke (eventually) it is important that we are all in this together.



## Mauri Tū - present state

We acknowledge the mātauranga Māori systems that guide our process and the opportunity to embed a process that is tika and pono. Mauri Tukutuku is a process which was developed by Mana Whenua partners to provide a baseline assessment to assess the state of mauri (essence and vitality) across the project, Te Ara Tukutuku. The assessments are aligned to aspects such as Mana Motuhake, Mana o te Whenua, Mana o te Wai and others. As we embark on this journey these will become more apparent in the what and the how we implement these practices.

## Haerenga - journey

Our journey takes an holistic systems approach that respects Te Ara Tukutuku at its core, where whenua, wai and tāngata are bounded, and nested within its broader and interconnected environment.

A Whakarito regenerative practice requires manaakitanga, aroha and growing our collective hononga to place and to one another. Understanding the nuances, issues and highlights in a way that enables expertise to come forward knowing that to heal is not an easy feat alone.

## Mauri ora - future state

Over time we will start to see the flourishing of Te Ara Tukutuku, whenua, wai and tāngata in ways that acknowledge the learnings and the journey to achieving health and wellness.

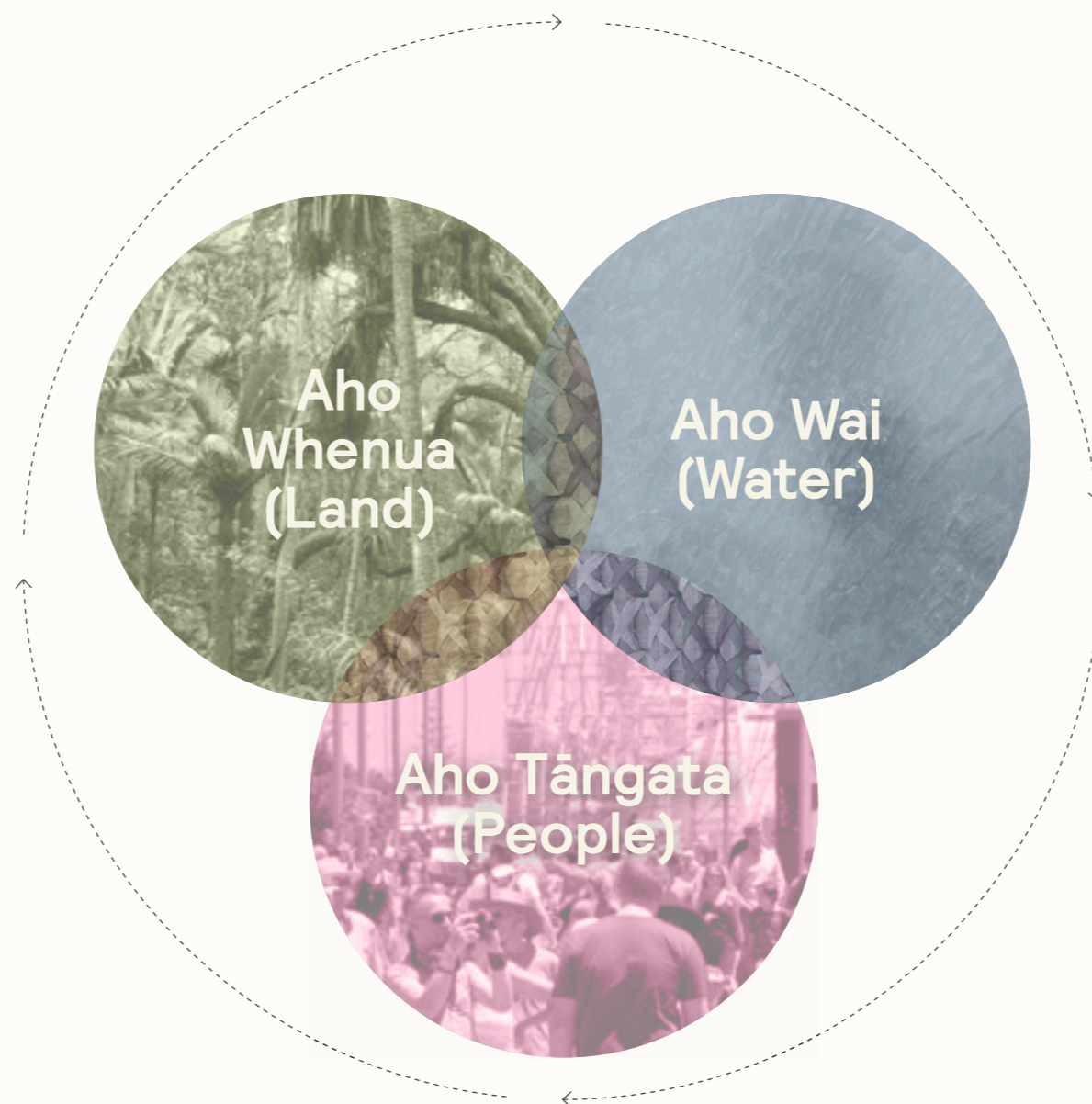
Ki konei - here

Ki uta - all that is landward

Ki tai - all that is seaward

Ki tua - all that is above and beyond

## Whenua + Wai + Tāngata\_



**Te Ara Tukutuku is the restoration of land and water, connecting people and the interaction and flow between these, to enhance mauri.**

### Aho Whenua (Land)

The creation of Te Ara Tukutuku is through forming the land to create a varied topography that allows for multiple spaces and places for people to reconnect with Te Ara Tukutuku and Te Waitematā. Te Ara Tukutuku refers to and acknowledges the significant cultural landscapes and headlands of the past, present and future, and strengthens connections to Te Waitematā. Working the land will create a functioning landscape system to acknowledge the original streams Tunamau and Waikuta, and the former bay, Waiatarau (now Victoria Park).

### Aho Wai (Water)

Te Ara Tukutuku is within the realm of Tangaroa, on Te Waitematā. The mana of Te Waitematā will be acknowledged by improving the degraded water quality, minimising contamination and related discharges, regenerating, and enhancing habitats and tāonga species.

### Aho Tāngata (People)

Only then can we bring Te Ara Tukutuku into mauri ora, through holistic wellbeing for place, culture and community. The organising transect of manaakitanga is through the transition and layering of shelter, social, and ritual as you navigate from land to sea informs the programming of the spaces and experiences.

### Te Ara Rangi (The Air Space)

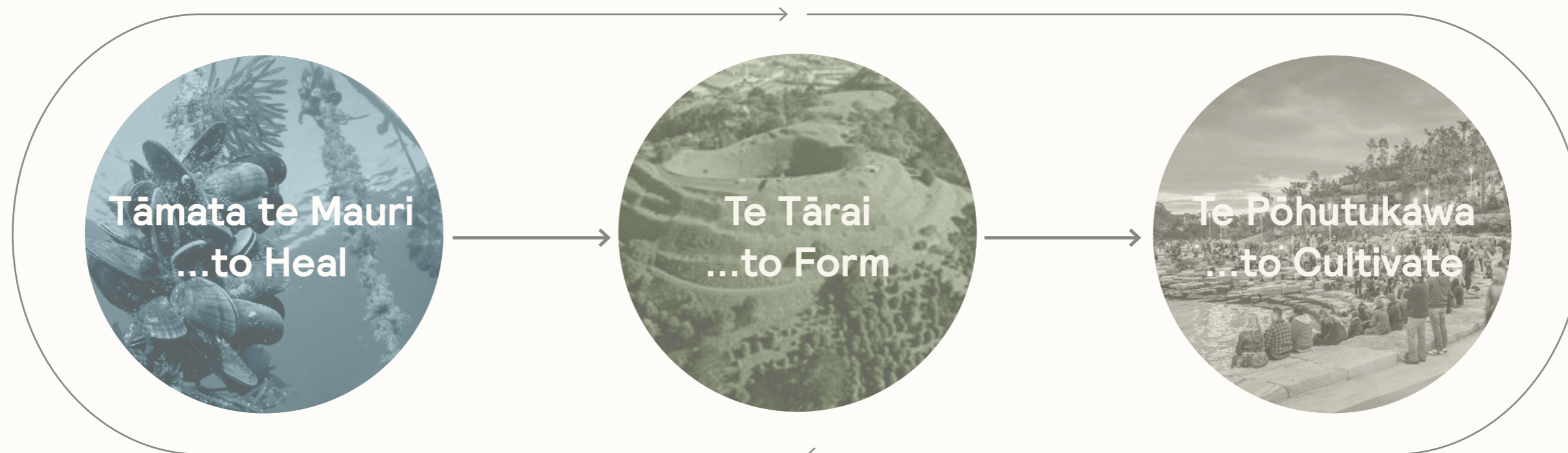
The feeling of the wairua, the cleansing winds, embodies connection between the elements and atua as the wind carries messages from tūpuna and atua, clean fresh winds contribute to the mauri, this serves as a reminder of the interconnectedness between taiao, atua and tāngata, emphasising the need for harmony, respect, and balance in our interaction with the environment.

## Process\_

The approach is to enable the emergence of Te Ara Tukutuku through a process of healing, forming, and cultivating. We merge mātauranga Māori, culture, infrastructure, and design to foster and perpetuate practices that create a thriving open space reconnecting land, water, and people.

Working with Iwi Mana Whenua o Tāmaki Makaurau an alternative perspective of this process can be described as Tāmata te Mauri, Tārai and Pōhutukawa. These are not direct translations of Heal, Form, Cultivate. Rather, they provide deeper meanings and layers associated with the processes and overarching narratives.

### Regenerate and Enhance the Mauri



**Heal** - Initiate the healing process by transitioning from an industrial past and reinstating a living, interconnected system that improves the health of the whenua (land), wai (water), moana (sea), and tāngata (people). The kaupapa is a catalyst for change that will contribute to mātauranga led restoration of the headland to become Te Ara Tukutuku. Beginning and ending with karakia, our work starts with healing a contaminated and reclaimed former petro-chemical site.

**Tāmata te Mauri - hei tiaki te taiao**

We remember the original landscape that was a flooded valley and is now Te Waitematā, to acknowledge its origins and reinstate a living and interconnected system that brings health and wellbeing to Te Ara Tukutuku.

**Form** - A sophisticated topography and coastal edge shapes diverse open spaces and experiences. Transforming Te Ara Tukutuku into a thriving and resilient ecological landscape that supports wellbeing.

**Te Tārai** - to design, shape and carve hoe and waka. Tārai is used as a metaphor to describe how the spaces will be shaped and inform the identity of each place.

**Cultivate** - The cultivation of new experiences, Te Ara Tukutuku will be a new destination and space for Tāmaki Makaurau that provides a wide range of nature based experiences within an urban context.

There are two ways to describe **Pōhutukawa**:

The rising of Pōhutukawa symbolises a time of reflection, for our tūpuna and especially our loved ones who have passed in the year gone by. This time encourages us to acknowledge and reflect on the past and their contribution to our lives.

How much, and when the Pōhutukawa flowers each year, is a visual indicator of the rhythms of te taiao and a reminder of ancestral practices.

Known for its strength and availability, the wood of the Pōhutukawa was carved into hoe.

# Ināianeī / Ākuaneī / Meake\_

Te Ara Tukutuku, Te Waitematā and Ngā Tāngata are collectively journeying towards healing one another. To achieve this, we must acknowledge past actions, be mindful and deliberate in the present, and actively work towards a future vision of mauri ora.

These are three diagrams to illustrate the change over time, They are not staging plans.



**Ināianeī - Now (over next 2-3 years)**

**Te Mātata te Mauri - Heal & transition from the industrial past.**

- Site testing and monitoring
- Relationship building and education
- Event outreach programme
- Marine trials
- Establish Project Hub including site nursery
- Design testing and feedback
- Consenting and approvals
- Enabling works



**Ākuaneī - Soon (5 years+/-)**

**Te Tārai - Forming of the site through initial establishment, remediation and coastal resiliency works.**

- Remediation and formation works
- Green infrastructure and coastal resilience
- Staged open space delivery
- Ongoing testing and monitoring
- Foster partnerships, community and education



**Meake - Eventually (10+ years)**

**Te Pōhutukawa - Cultivate coastal ecologies, activities and experiences.**

- Complete open space staged delivery
- Streets + Lanes to support headland developments
- Enduring partnerships
- Community empowered through kaitiakitanga
- Coastal ngahere established and evolving
- Marine life
- Activation and social program
- Mixed-use development sites

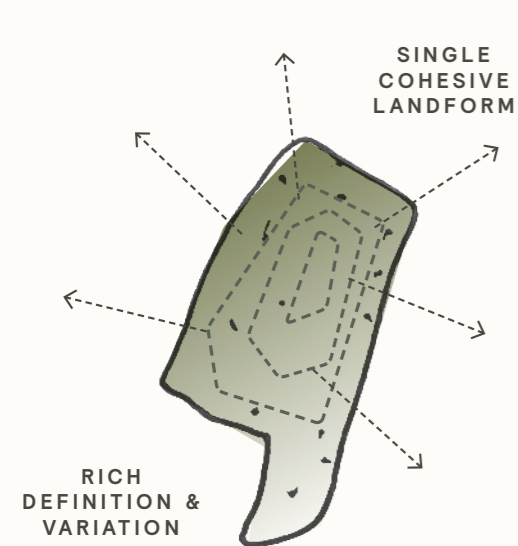
An aerial concept design of a coastal development. The image shows a large green park area with winding paths and clusters of trees, situated on a peninsula or island. To the south of the park is a dense cluster of buildings with flat roofs, interspersed with smaller trees. The surrounding water is dark blue-green, with several boats and their wakes visible. The overall style is a high-quality architectural rendering.

# Part 3 Concept Design

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# Key Moves\_

Five spatial moves that inform the organisation of headland open spaces.



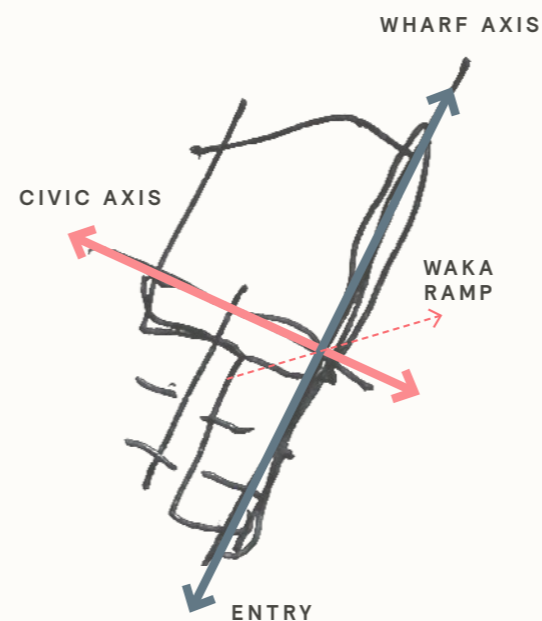
## Headland Elevation

Symbolically re-establish a headland landscape that responds to Te Waitematā and the wider harbour to reimagine and reference the formerly 'lost' headlands. The Headland reads as a single cohesive landform at the scale of the city/harbour but defines a range of spaces and experiences. Embody the land to sea transect supporting and contributing to the existing urban and highly programmed context transitioning to more natural/secluded/wild. Connecting to Silo Park and Daldy Street Linear Park to be experienced as one cohesive and connected open space network.



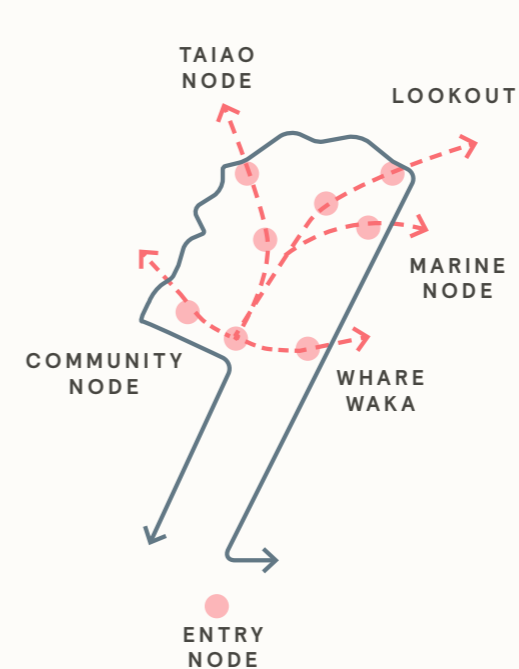
## Discovery Edge + Urban Edge

Create resilience and climate adaptation through shoreline habitat and marine ecology restoration driven by a more urban and formal eastern edge and natural/ quiet / reflective western edge conditions. Capture and filter stormwater run-off through nature based green infrastructure. Creating new water's edge access, spaces and experiences and monitor the contribution to the restoration of Te Waitematā.



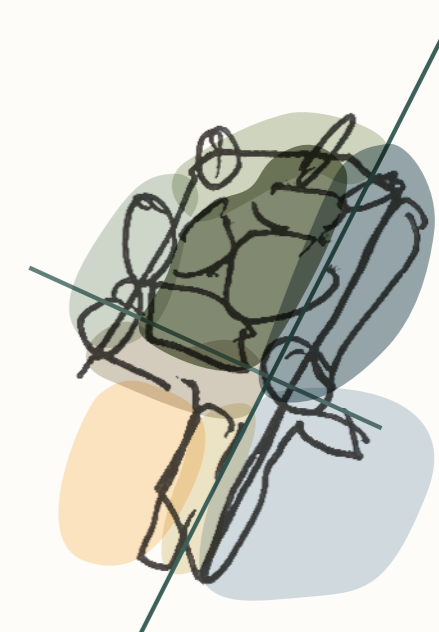
## Active Spine

Stitch the Wynyard and Headland via the north-south Wynyard Wharf Axis as an industrial/urban experience and journey that contrasts with the space - connecting the main arrival points of land and sea. Add the east-west Civic Axis connecting the east and west harbour edges as a threshold between the headland space and development sites and the focal point for people and activity. Connect the Streets and Lanes grid (Hamer and Lanes) to support Access + Movement.



## Coastal Loop + Park Threads

Coastal loop pathway that circumnavigates the headland. Threads of activity located along key pathways that support operational and educational hubs of the headland spaces. Pathways that thread together educational and operational activities that support stewardship of the headland.



## Program & Activity

Four notional quadrants organised around the Wharf and Civic axis, forming interconnected network of experiences and activities that range from ecological + immersive to active + urban.

# Project Components\_

Informed by the original landscape this project delivers six conceptual components, combining over time to deliver an integrated headland.



### Place Led Activation

Community, taiao (environment) and Mana Whenua led programming of people and spaces over time.

### Enable New Development

Program and activate built form edges and interfaces. Enable development outcomes that respond to landscape and open space.

### Streets & Lanes

Weave in new connections, optimise access and accessibility for all.

### Eastern Coastal Edge

Repurpose, adapt and re-use existing wharf structures to support coastal ecologies and create a new 'urban' coastal edge.

### Western Coastal Edge

Restore coastal ecologies and instil new experiences along the coastal edge.

### New Topography & Open Space

Creating a new headland landform and coastal ngahere, supporting a range of experiences and ecological environments.

### Remediate Existing Site

Remediate and heal the land toward a state of wellbeing with an ongoing process which unfolds over multiple time scales.

### Realm of Tangaroa

The relationship to the original coastline and water spaces that once existed here informs an understanding of the sites history and conceptual narratives.

## Hoe Narrative\_

The narrative for organising the spatial framework is the metaphor of a hoe, the paddle used for waka, reinforcing the connection and binding of tāngata and moana to waka.

### 001 Te Tinana

The body or main part of the hoe.

### 002 Te Rapa

The blade of the paddle, often including carvings.

### 003 Te Ūnga

A landing place or berth for tying up waka.

### 004 Te Mata

The face or the surface of the hoe.

### 005 Pōhutukawa

The headland face where waterways lead up to higher ground.

### 006 Te Āwhiowhio

The curved blade of the paddle and the whirlpool eddies generated as the paddle cuts through water.

### 007 Te Kakau

The handle of the hoe.

### 008 Te Whāroaroa

The distance or extent. The road entrance to Te Ara Tukutuku.

### 009 Te Koinga

The tip of the paddle. The northern most tip of the headland.



## Open Space Zones\_

The open space is organised and described as a series of connected and overlapping landscape 'zones'. The parts of the hoe inform the naming meaning, and identity of the various open space zones.

### 001 Te Kakau / Linear Open Space

The handle of the hoe. The pedestrian entrance and linear open space leading into Te Ara Tukutuku – Ki te hoe!! A place where kaitiakitanga and manaakitanga encourages residents, Aucklanders and manuhiri alike to engage with all that is Te Ara Tukutuku.

### 002 Te Whāroaroa / Streets & Lanes

The distance or extent. The road entrance to Te Ara Tukutuku. Descriptive of the streets and lanes weaving a unique space and place of commerce and accommodation thriving in coexistence alongside the cultural tapestry of Te Ara Tukutuku.

### 003 Te Tinana / Plaza

The body or main part of the hoe. The main plaza area at the base of Te Ara Tukutuku. The body of Te Ara Tukutuku where ceremony, waka and community activities come together as the hoe to propel the waka of restoration through Tangaroa's realm.

### 004 Te Rapa / Headland Open Space

The blade of the paddle, often including carvings. The main open space within the centre of the open space, where culture and nature thrive through fresh waters, open space and ngāhere.

### 005 Te Ūnga / Jellicoe Harbour

A landing place or berth for tying up waka. The harbour hub that offers manaaki and shelter to support sustainable, cultural interaction with Te Waitematā.

### 006 Te Mata / Marine Restoration Zone

The face or the surface of the hoe. The marine restoration zone where the built coastline transitions to a restored ecology showcasing marine trials and connecting to wider coastal restoration work that supports cultural aspirations for Te Waitematā.

### 007 Pōhutukawa / Coastal Walk

The headland face where waterways lead up to higher ground where Pōhutukawa frames communion with Te Waitematā and respectful reverence across generations.

### 008 Te Āwhiowhio / Coves

The curved blade of the paddle and the whirlpool eddies generated as the paddle cuts through water. The complex coastline of coves and reefs that binds to Te Waitematā.



# Concept Plan\_

## Key Components\_

### Te Uru Tukutuku

The nursery, a grove where restoration of the mauri of the whenua is initiated. Seeds are germinated and seedlings acclimatise, ready for the multi-generational journey of bringing abundant life to the whenua.

### Te Koinga

The tip of the paddle, the point of impact of the hoe to the water. A destination lookout platform located at the northern end of the headland. The 'bow of the ship' moment that enhances harbour edge experiences.

### Whare Waka

A flexible multiuse building housing waka, overlooking Te Waitematā and connected to the moana via the tidal stairs and ramp.

### Community Space

A building / structure that supports the operations, management, and activation of the headland.

### Tidal Stairs/Waka Ramp

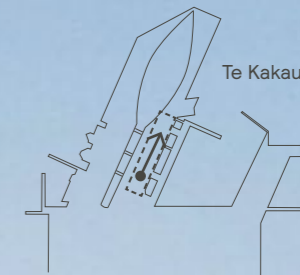
A hybrid urban/ecological water access experience providing access to the moana for waka activities and play. The space is oriented towards the city for an urban experience, and can accommodate festivals and ceremonies.



An aerial photograph of a coastal city, likely San Francisco, showing a large green park area (Golden Gate Park) and a harbor with several ships. The image is overlaid with a semi-transparent dark blue layer. The text 'Part 4 Open Space Zones' is written in white, bold, sans-serif font on the left side. A small white horizontal line is located below the text.

# Part 4 Open Space Zones

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# Te Kakau Linear Open Space

## Te Kakau Spaces

### Open Space Axis

Generous green urban promenade along the eastern edge, providing the primary pedestrian link into Te Ara Tukutuku.

### Open Space Rooms

A series of planted mounds and spaces that provide seating areas, green space, shade and shelter. They connect the coastal landscape of the headland open space with the urban environment of Wynyard Quarter.

### Laneway Connections

Laneways connect east-west across Te Kakau, providing direct connections to the water/wharf and protecting view shafts to the water and city.

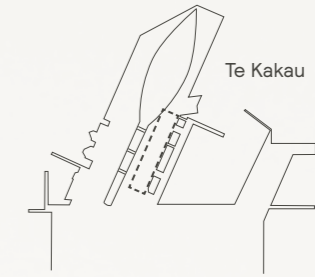
### Water Systems

Continuous linear stormwater treatment system reflecting Tunamau and Waikuta, the original streams.

### Entry Hub

An entry threshold to Te Ara Tukutuku. A social meeting point and information kiosk that sets the project tikanga upon arrival.





## Purpose Statement\_

**Te Kakau describes the extent of the hoe, it's handle as a nod to its lineal nature at the southernmost end, at this main entry point and accessway pulling you down into Te Ara Tukutuku.**

**In a way that..**

**Entices visitors into this space drawing you through a sequence of experiences wanting for more, a hide and reveal with visual cues to the north such as the ātea, ngahere and the moana and marine activations further in the distance.**

**So that..**

**We appreciate a more deepened sense of place and respect as we enter, the role of kaitiakitanga and manaakitanga to care for and support one another within this space.**

# Te Kakau Zone Plan



TE WHĀROARO  
STREET, LANES &  
TRANSPORT

TE TINANA  
THE PLAZA

DEVELOPMENT  
SITE

DEVELOPMENT  
SITE

DEVELOPMENT  
SITE

TANK PARK

TE ŪNGA  
JELLIŌE HARBOUR

NORTH WHARF

### Key\_

- |                           |                                |
|---------------------------|--------------------------------|
| 01 Coastal Promenade      | 07 Active Building Frontage    |
| 02 Linear Water Treatment | 08 Entrance Hub                |
| 03 Garden 'Rooms'         | 09 Flexible Activity Space     |
| 04 Accessway              | 10 Coastal Ecology Restoration |
| 05 Laneway Viewshaft      | 11 Existing Bridge             |
| 06 Laneway                | 12 Discovery Play              |

# Te Whāroaroa Street, Lanes & Transport\_

## Te Whāroaroa Spaces\_

### The Lanes

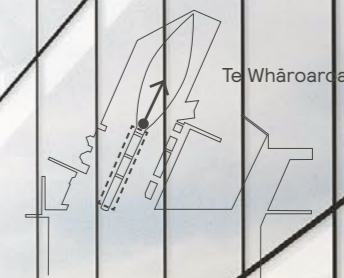
Pedestrian oriented laneways providing an active and urban open space interface. Support vehicle and service access and integrated green infrastructure.

### The Street

Hamer Street provides the key headland access and servicing. A secondary arrival opportunity. Includes integrated green infrastructure.

### Open Space Frontage

Sheltered open space frontage with east facing ground floor hosting, and occupation opportunities. Fronted by a flexible pedestrian laneway with a set back and filtered harbour relationship.





## Purpose Statement\_

**Te Whāroaro is the most lengthy extent of the handle of the hoe, and an area that is well connected to public transport both land and water. A low emissions zone that is respectable to place and to people.**

**In a way that..**

**Supports an integrated green & enabling infrastructure, pedestrian open space experience is prioritised but also supports marine industry and future development.**

**So that..**

**The standards are set high adopting stringent monitoring regimes utilising Mauri Tukutuku as the measurement necessary to ensure mauri, wellbeing and vitality is a broader outcomes benefit.**

# Concept Plan\_

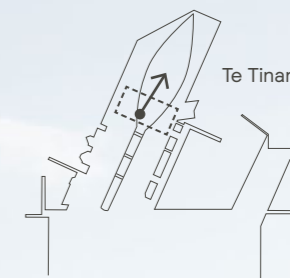
## Key\_

- 01 Mobility Dropoff
- 02 Loading + Service
- 03 Turnaround
- 04 Swales & WSUD
- 05 Laneway
- 06 Active Building Frontage



# Te Tinana The Plaza\_

An urban space that forms a north-facing interface between built form and generous open spaces. A space that provides for gathering, celebrating and pausing, with structures that support events, activities, education and expression of Mana Whenua cultural values.



## Te Tinana Spaces\_

### The Plaza

Formal social spaces for events, cultural protocols and practices and manaaki - supporting Mana Whenua ahi kā /ongoing living presence.

Flexible and informal spaces to support gathering, socialising and pausing.

### Urban / Open Space Canopy

A flexible and adaptable structure to provide shade, shelter and covered event space. A 'destination' that supports the open space and facilitates a range of uses (including Mana Whenua activities).

### Whare Waka

The whare waka is a flexible multi-use building / structure overlooking Te Waitematā and connected to the water via the tidal stairs and ramp. Visually prominent, it is Mana Whenua governed and connected to marine restoration and mātauranga education.

### Community Space

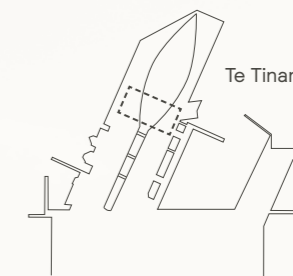
A building that supports the operations, management, and activation of the space. Culturally led, it is education, event, and community focused. Connected to the water with open space and harbour views.

### Water System

An integrated water management system that interfaces and transitions between the 'urban' plaza and 'natural' open spaces. A nature-based and resilient system to manage 1:500 year flood events.

### The Lane

Pedestrian priority shared space that supports public 'life' along the north facing development edge. The lane offers very limited vehicle access for servicing, events and accessible drop-off.



## Purpose Statement\_

**Te Tinana embodies an open space, reimagining the interface between Te Rapa and Te Whāroaroa, a multi-functional destination where cultures coalesce.**

**In a way that..**

**Provides for active engagement and visual stimulation through placemaking activations and both Mana Whenua and community-led events, a waka shelter, tidal stairs, an east west link including an ātea for ceremonial purposes and performance including water systems for vitality.**

**So that..**

**Together we continue to build on connecting to one another and to Te Ara Tukutuku to be nurtured and feel nurtured through growing and learning together.**

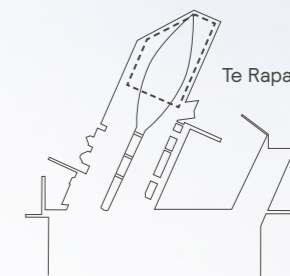
# Te Tinana Zone Plan

## Key

- 01 Urban/Open Space Canopy
- 02 Whare Waka
- 03 Community Space
- 04 Laneway
- 05 Active Building Frontage
- 06 Water System
- 07 Flood Capacity
- 08 Tidal Stairs & Waka Ramp
- 09 Bridges



# Te Rapa Headland Open Space\_



An elevated topography to provide a vantage point, destination, and promontory. Includes space for gathering and ceremony. A clearing or elevated space at the summit, with vegetated coastal surroundings.

## Te Rapa Spaces\_

### Promontory

An elevated topography to provide a vantage point, destination, promontory. Includes space for gathering and ceremony (karanga, waiata). A clearing or elevated space at the summit, with vegetated coastal surroundings.

### Ephemeral Stream

Restore the mauri of wai through interaction with the ngahere. A naturalised stream environment with vegetated systems to pre-treat all site run-off before it enters the harbour. Supported by water re-use to achieve greater bio-diversity.

### The Forest

Ecological regeneration through a diverse coastal ngahere for people and ecologies of the coastal Te Waitematā.

### The Mound

A flexible recreation space that supports the adjacent spaces (field/plaza/whare waka). The mound provides views and connections to the city and Te Waitematā.

### Outdoor Classroom

In situ nursery and wānanga space to support the ongoing regeneration and education of the coastal environment.

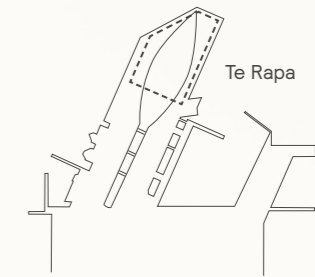
### Headland Paths

A network of fast and slow pathways that enable circulation through and around the headland as well as exploration and interaction with the environment.

### Seasonal Field

Flexible recreational and seasonal event space to support the kaupapa of Te Ara Tukutuku. Multi-directional connecting to the harbour, mounds, whare waka and plaza spaces.





## Purpose Statement\_

**Te Rapa is the embodiment of the blade of the paddle, hosting the large open space of Te Ara Tukutuku.**

**In a way that..**

**Provides linkages to the environment, ki uta, ki tai, ki tua - landward, seaward and above that acknowledges Ranginui, Papatūānuku and Tangaroa.**

**So that..**

**Visual connections and cues raise the significance and mana of place, integration and connectedness that is rich, diverse and present.**

# Te Rapa Zone Plan

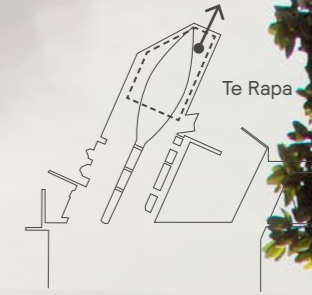
## Key

- |                             |                        |
|-----------------------------|------------------------|
| 01 Coastal Ngahere          | 10 Coastal Promenade   |
| 02 Rocky Edge               | 11 Secondary Path      |
| 03 Seating Topography       | 12 Accessible Path     |
| 04 Linear Water Treatment   | 13 Taiao / Nursery Hub |
| 05 Coastal Ecologies        | 14 Marine / Event Hub  |
| 06 Nursery                  | 15 Outdoor Classroom   |
| 07 Stream / Water System    | 16 Lookout             |
| 08 Flood Capacity           | 17 Bridge              |
| 09 Ephemeral Stream Outflow |                        |

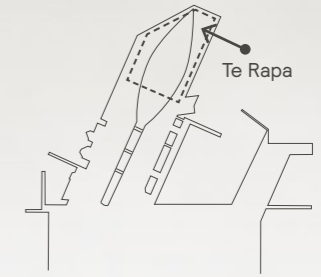


Te Ara Tukutuku  
Concept Design  
Te Rapa - Headland Open Space

## Te Koinga - 'The Tip' \_



# Elevated Headland\_



Te Ara Tukutuku  
Concept Design  
Te Rapa - Headland Open Space

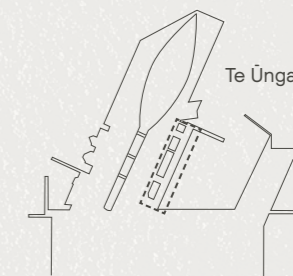
# Headland Open Space\_



# Te Ūnga Jellicoe Harbour\_

Integrate existing and new harbour operations into the project including waka that utilises existing wharf infrastructure and connect to/supported by the Wharf activity 'hubs'.





## Purpose Statement\_

**Te Ūnga provides an active and busy hub with a widely accessible and safe program of water-based activities and events, a home for waka supported by the necessary infrastructure and services.**

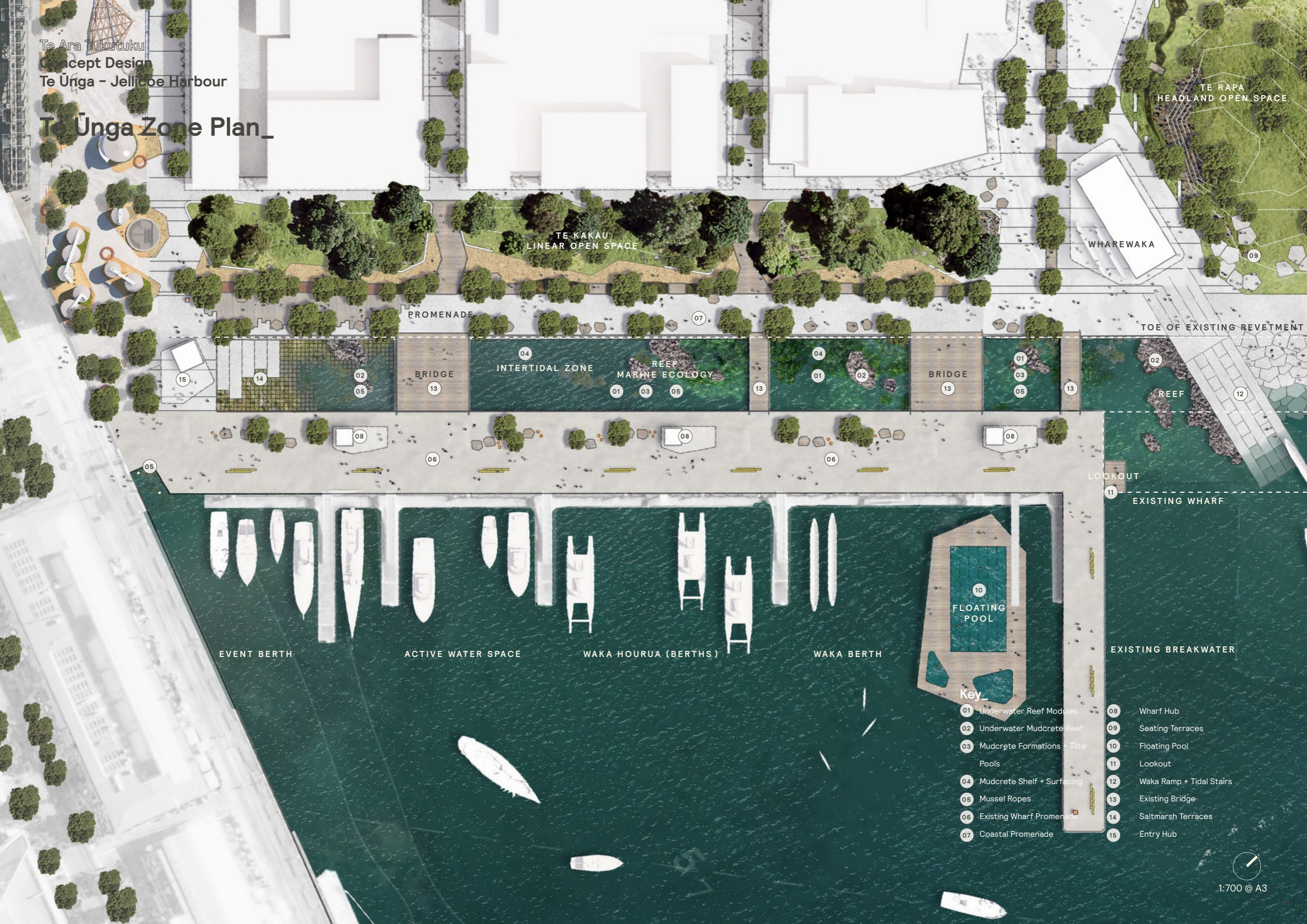
**In a way that..**

**Provides for our communities that is not currently enjoyed to this extent and to be able to engage in educational marine and land activities in fun and interactive ways.**

**So that..**

**We begin to really sense that connection to nature regardless of being in an urban location to understand that regeneration is still possible together.**

# Te Ūnga Zone Plan



TE RAPA  
HEADLAND OPEN SPACE

TE KAKAU  
LINEAR OPEN SPACE

WHAREWAKA

PROMENADE

TOE OF EXISTING REVETMENT

BRIDGE

INTERTIDAL ZONE

REEF  
MARINE ECOLOGY

BRIDGE

REEF

LOOKOUT

EXISTING WHARF

EVENT BERTH

ACTIVE WATER SPACE

WAKA HOURUA (BERTHS)

WAKA BERTH

FLOATING  
POOL

EXISTING BREAKWATER

### Key

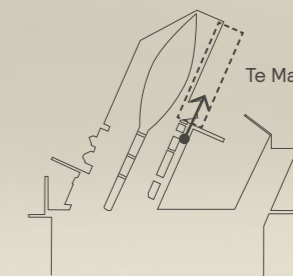
- 01 Underwater Reef Modules
- 02 Underwater Mudcrete Reef
- 03 Mudcrete Formations + Tidal Pools
- 04 Mudcrete Shelf + Surfacing
- 05 Mussel Ropes
- 06 Existing Wharf Promenade
- 07 Coastal Promenade
- 08 Wharf Hub
- 09 Seating Terraces
- 10 Floating Pool
- 11 Lookout
- 12 Waka Ramp + Tidal Stairs
- 13 Existing Bridge
- 14 Saltmarsh Terraces
- 15 Entry Hub

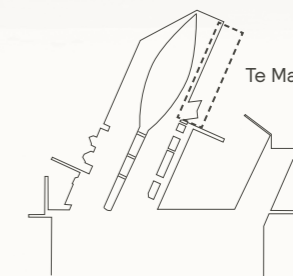
## Te Mata Marine Restoration Zone

Through careful removal of parts of the wharf and retention of the wharf piles, a marine restoration zone is established.

The remaining wharf structures incorporate ecological restoration interventions such as mussel ropes, artificial reefs, marine nurseries, ecological islands, kelp and seaweed forests and mussel reefs.

New lookouts, platforms and stairs enable close interaction with the regenerating marine environment.





## Purpose Statement\_

**Te Mata o te hoe leads us along the north-eastern marine restoration zone of Te Ara Tukutuku enticing visitors along this edge.**

**In a way that..**

**Leads us all on a journey of discovery, to reveal regenerating coastal edge ecologies and marine environments. The presence of many waka active at this harbour's edge will attract locals and visitors alike.**

**So that..**

**Through an environmental perspective there is tangible and engaged learning opportunities that excitingly overload our senses. Where Mana Whenua Waka aspirations are realised and the mauri of place, culture and community is uplifted, community endeavours and cultural aspirations through mauri uplift is realised.**

# Te Mata Zone Plan



WHARE WAKA

TE RAPA  
HEADLAND OPEN SPACE

PŌHUTUKAWA  
COASTAL WALKWAY

EVENT / MARINE HUB

PROMENADE

LOOKOUT

OPERATIONS

MARINE ECOLOGY

EXISTING WHARF

MUSSEL ROPES

FLOATING BREAKWATER

EXISTING  
BREAKWATER

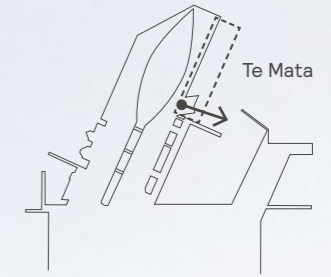
## Key

- |                                      |                              |
|--------------------------------------|------------------------------|
| 01 Underwater Reef Modules           | 07 Rocky Revetment           |
| 02 Underwater Mudcrete Reef          | 08 Rocky Revetment - Planted |
| 03 Floating Habitat Islands          | 09 Planted Foreshore         |
| 04 Existing Rocky Bench              | 10 Coastal Promenade         |
| 05 Mudcrete Formations + Tidal Pools | 11 Waka Ramp + Tidal Stairs  |
| 06 Mudcrete Shelf + Surfacing        | 12 Lookout                   |



Te Ara Tukutuku  
Concept Design  
Te Mata - Marine Restoration Zone

# Te Awapoti - Waka Ramp\_



# Pōhutukawa Coastal Walk\_

A resilient coastal edge that encourages exploration through a diverse seashore habitat. It loops out into Te Waitematā with views toward Upper Harbour, Waitākere Ranges, North Shore and out to the Hauraki Gulf.

## Pōhutukawa Spaces\_

### Coastal Path

A layered edge that provides access to the coast. Fast and slow movement routes allow exploration of a coastal habitat designed to accommodate sea level rise. Seating and sheltered spots provide places to rest.

### The Scramble

A slower speed 'off the track' pathway encouraging exploration, discovery and connection with the coastal environment.

### Sea Wall Enhancements

Enhancements to the seawall to increase the diversity of marine species that thrive here. Ecological and coastal resilience to the sea wall including replenishment utilising engineered 'eco-blocks' which increase habitat complexity and support wider range of coastal species in this exposed sea wall zone.

### Coastal Ledge

Ledges along the coastline that help people get close to the moana, enhancing their harbour edge experience.



Tarapunga | Red-billed gull  
*Larus scopulinus*

Karoro | Black-backed gull  
*Larus dominicanus*

Taramui | Caspian tern  
*Sterna caspia*

Kākā |  
*Nestor meridionalis*

Hihi | Stitchbird  
*Notiomystis cincta*

Kererū |  
*Hemiphaga novaeseelandiae*

Pipiharauroa | Shining cuckoo  
*Chrysocolaptes lucidus*

Kākāriki | Red  
*Cyanoramphus novaezelandiae*

Tauhou | Silvereye  
*Zosterops lateralis*

Tūi |  
*Prosthemadera novaeseelandiae*

Tieke | North Island saddleback  
*Philesturnus rufusater*

Pohowera | Banded dotterel  
*Charadrius bionctus*

Toetoe  
*Austroderia splendens*

Remuremu |  
*Selliera radicans*

Mingimīngi  
*Coprosma propinqua*

Kawāupaka | Little shag  
*Phalacrocorax melanoleucos*

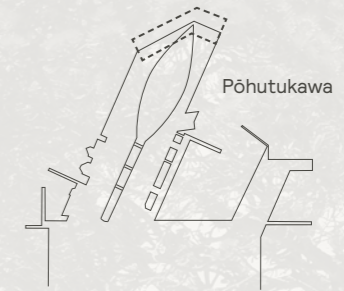
Tōrea | Oystercatcher  
*Haematopus unicolor*

Oioi  
*Apodasmia similis*

Taupata  
*Coprosma repens*

Horokaka | Maori Ice Plant  
*Disphyma australe*

Moko kākāriki | green gecko  
*Naultinus grayii*



## Purpose Statement\_

**Pōhutukawa is synonymous with headland and cliff faces, framing and softening the whenua and moana interface.**

**In a way that..**

**Provides connectivity and impromptu exploration with natural elements for play or observation.**

**So that..**

**Communion and respectful reverence is possible now and into the future.**

# Pōhutukawa Zone Plan\_

## Key\_

- |                                       |                      |
|---------------------------------------|----------------------|
| 01 Underwater Reef Modules            | 07 Planted Foreshore |
| 02 Existing Revetment                 | 08 Seating Terraces  |
| 03 Revetment Replenishment            | 09 Coastal Path      |
| 04 Stepping Stones / Explorative Path | 10 Coastal Ngahere   |
| 05 Rocky Revetment                    | 11 Coastal Ledge     |
| 06 Rocky Revetment - Planted          | 12 Mussel Beds       |



# Te Āwhiowhio Coves\_

An immersive waterfront experience, providing opportunities for exploration, discovery and engagement with the coastal environment.



Taramui | Caspian tern  
*Sterna caspia*

Tarapunga | Red-billed gull  
*Larus scopulinus*

Kawau pū | Black shag  
*Phalacrocorax carbo*

Karoro | Black-backed gull  
*Larus dominicanus*

Pōhutukawa  
*Metrosideros excelsa*

Mātuku moana | Reef heron  
*Egretta sacra*

Titi | Sooty Shearwater  
*Ardenna grisea*

Pinātoro/wharengārara  
*Pimelea prostrata*

Taupata  
*Coprosma repens*

Coastal spear-grass  
*Austrostipa stipoides*

Koromiko  
*Veronica salicifolia*

Tawa  
*Beilschmiedia tawa*

Tarairē  
*Beilschmiedia tarairi*

Mikoikoi  
*Libertia ixioides*

## Te Āwhiowhio Spaces\_

### The Cove

A series of sheltered coves create a soft and natural harbour edge. The coves enable access down to the water and opportunities to dip toes in the sea.

### Coastal Path

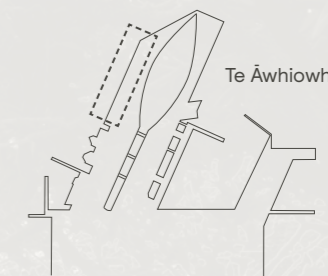
An elevated walkway and seating area behind the coves provides sheltered spots for people and coastal plants.

### Foreshore Habitat & Tidal Pools

A new coastal edge informed by the inner bays of Te Waitematā. Intertidal habitats are enhanced through rock pools and a fresh water stream.

### Marine Habitats

A series of rocky outcrops to restore the health of the marine environment and protect and shelter the coves.



## Purpose Statement\_

**Te Āwhiowhio, is demarcated by the curve of the hoe blade, accommodating the water eddies and riffles where Papatūānuku and Tangaroa come together.**

**In a way that..**

**Allows for us to return to nature, for respite, play and activations, through a meandering series of coves, with increased biodiversity across the western shores and a dipping sunset.**

**So that..**

**Reconnection to place, land and sea is possible to support the regeneration, life and vitality, improving water quality, amplifying a sense of place and uplifting mauri, health and wellbeing.**

# Te Āwhiowhio Zone Plan

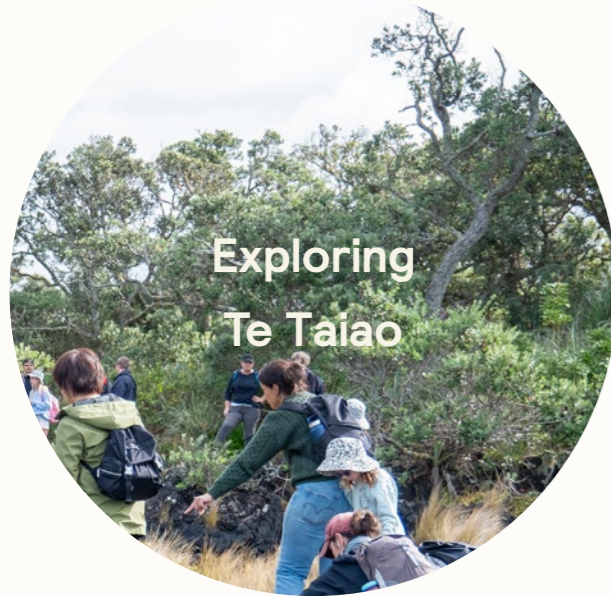
## Key

- |                                      |                              |
|--------------------------------------|------------------------------|
| 01 Underwater Reef Modules           | 07 Rocky Revetment           |
| 02 Underwater Mudcrete Reef          | 08 Rocky Revetment - Planted |
| 03 Floating Habitat Islands          | 09 Planted Foreshore         |
| 04 Existing Rocky Bench              | 10 Mudcrete Terraces         |
| 05 Mudcrete Formations + Tidal Pools | 11 Coastal Path              |
| 06 Mudcrete Shelf + Surfacing        | 12 Coastal Ngahere           |



## Te Ara Tukutuku – Unique Features\_

What are the most unique and/or exciting features of Te Ara Tukutuku?



### Exploring Te Taiao (discovering)

- Ngahere – an immersive experience in a coastal ngahere, including plant nursery
- Marine – Marine Habitat Engagement and Education / marine trials including 3D limpets / interact with marine life
- Moana – dip your feet in Te Waitematā (shallow waters in the Coves) / connecting people back to Te Waitematā
- Awa – see / follow an urban stream to the ocean
- Climate change resilience in action, including sea walls, flood capacity,
- Outdoor classrooms – engage a forest classroom and a classroom on the headland

### Unique Views (seeing)

- Headland and The Mound – 360-degree views, take a breath
- Lookouts – spaces to stand over Te Waitematā and see the city from a different angle
- Views from Te Waitematā – arrival from the moana

### Te Ao Māori Experience (experiencing)

- Hear & see Mana Whenua stories including how this area was once a thriving ecosystem
- See live waiata performance and ceremony
- Participate in cultural activities...
- Get up close to a waka / see waka being launched into Te Waitematā
- Learn about Mātauranga and regenerative practice

### Recreation (doing)

- Coves and coastal path – walk and cycle along a coastal path next to Te Waitematā with changing views
- Open space and The Mound – passive recreation and picnicking
- Pools – swim in a pool in the ocean
- Plaza / events – participate in or watch community events in a dedicated plaza space
- Participate in remediation / this area being cleaned up

The vision for Te Ara Tukutuku is to create a living green open space sitting on Te Waitematā, a space to reconnect and rebind the relationship between Tangaroa (the ocean) and Papatūānuku (Mother Earth), connecting people back to the water.



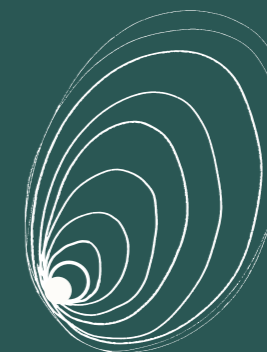


## Eke Panuku Mana Whenua Partners

We acknowledge the time, effort and goodwill that has been invested in this project, in particular by the Mana Whenua Project Working Group, which includes:

Adrian Pettit – Te Ākitai Waiohua,  
Paora Puru – Ngaati Te Ata Waiohua,  
Geoff Cook – Ngāti Maru,  
Paulette Reidy – Te Patukirikiri,  
Zaelene Maxwell-Butler – Ngāi Tai ki Tāmaki,  
Martin Te Moni – Ngaati Whanaunga,  
Mervyn Kerehoma – Ngāti Whātua Ōrākei,  
Eddie Manukau – Ngāti Tamaterā,  
Tipa Compain – Ngāti Paoa.

The Mana Whenua Project Working Group is open to all members of the Eke Panuku Mana Whenua forum.



## Toi Waihanga

Design Collective consisting of:

LandLAB  
SCAPE  
Mott MacDonald  
DONE  
Stellar Projects  
Warren & Mahoney  
BECA  
Fresh Concept

Mana Whenua appointed Specialists:  
Caleb Clarke (Morphum Environmental)  
Jarrod Walker (Tataki Ltd, Marine Science)  
Charmaine Bailie (URU Whakaaro)  
Luke Faithful (Mitchell Daysh)

### Follow Te Ara Tukutuku\_

 <https://www.ekepanuku.co.nz/tearatukutuku>

 @yourwaterfront

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