

DEVONPORT MIXED USE DEVELOPMENT

DEVONPORT LANES



DEVONPORT PROPERTY MANAGEMENT LIMITED

PENINSULA

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Devonport Property Management Limited
Peninsula

Victoria Road | Wynyard Street | Clarence Street
Devonport
Auckland 0624

Revision M
21/05/26

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DEVELOPMENT OVERVIEW

Peninsula's Statement

Peninsula is a New Zealand owned company with a long term, intergenerational approach to investment. Rather than short term development, Peninsula focuses on creating enduring value through careful stewardship, quality design, and long term ownership.

By bringing together a significant number of titles across the town centre, Peninsula has a unique opportunity to thoughtfully shape much of Devonport in a coordinated way, similar to the long-term regeneration approach taken at Britomart, rather than through piecemeal, ad hoc development.

Peninsula's principal shareholders live in Devonport themselves. This local connection brings a strong sense of responsibility, Devonport is not viewed simply as a development opportunity, but as a place of heritage, community, and everyday life that deserves thoughtful care.

Our vision is to breathe new life into Devonport as a vibrant, thriving village, a place to live, work, gather, and visit, while preserving the qualities that make it unique.

The master plan seeks to strengthen the town centre by encouraging daily activity, supporting local businesses, improving connections and public spaces, and ensuring the village remains resilient for future generations.

Heritage is central to this approach. Existing buildings are seen as an asset, cultural and architectural value that can be strengthened and given new life through adaptive reuse. New development is designed to sit comfortably alongside this historic fabric, respecting scale, grain, and identity.

As a long-term steward, Peninsula is guided by the past to help shape a future for generations to come.



Artist impression of the Devonport Lanes central courtyard

DEVONPORT LANES

Vision

MASTERPLAN VISION

Devonport holds a unique place in Tāmaki Makaurau, resting at the end of a peninsula shaped by the volcanic forms of Takarunga and Maungauika and sitting just across the Waitematā Harbour from Auckland’s city centre. Framed by the harbour edge, Windsor Reserve and its much loved playground, the beach, and the ferry building, Devonport combines the ease and amenity of coastal village life with the immediacy of an inner city suburb. Its pronounced topography, waterfront setting, and layered history and heritage have together shaped a distinctive and enduring local identity.

Devonport Lanes is formed through the adaptive reuse of heritage buildings, complemented by four new residential buildings and a boutique hotel. Set quietly beneath the maunga in acknowledgment of Takarunga’s ancestral prominence, the development carefully stitches historic and new built form into a cohesive network of laneways and shared spaces, reinforcing the fine grained character that defines Devonport village.

At the core of this vision is people. Built on principles of guardianship, stewardship, and respect, for place, each other, and the natural world, the development prioritises lived experience. This is expressed through opportunities for hospitality, discovery, and shared moments: a place to live, work, and play for both locals and visitors; a destination to move through, and a sanctuary in which to pause.

At the heart of the masterplan is a commitment to keeping the heritage buildings active, legible and visible as enduring elements of the precinct. Through sensitive adaptation and ongoing use, an expression of kaitiakitanga, their traditional shopfronts, scale, and rhythm along Victoria Road are retained and celebrated. These buildings are not treated as remnants, but as living structures that continue to support daily life, commerce, and hospitality, ensuring their relevance for generations to come.

New architecture is shaped in response to this inherited context. Building forms, massing, and material selections are informed by the proportions and rhythm of the surrounding streets, allowing the new development to sit comfortably within the historic block. Together, old and new create intimate lanes and gathering spaces, carefully stitching contemporary uses into Devonport’s established urban grain.

Devonport Lanes introduces a network of pedestrian laneways linking Victoria Road with Wynyard Street and beyond, extending existing through-site connections and improving permeability across the block. Drawing on tai timu tai pari, the ebb and flow of the tides, the lanes widen and compress as people move through the site, revealing moments of activity, retail, and quiet retreat. Thresholds and edges become points of encounter, encouraging exploration and reinforcing a slow, village paced experience.



Artist impression of the Devonport Lanes central courtyard

DEVELOPMENT OVERVIEW

Metrics

The development comprises four residential buildings and one hotel, delivering approximately 80–90 apartments, a 46-50 key hotel, 5,386m² of commercial and retail floor area, and 2,319m² of adaptively reused and refurbished heritage buildings on Victoria Road. Each building is envisaged to have its own identity, supporting a diverse range of residential typologies. Basement parking provision ranges from approximately 80 to 200 spaces, subject to geotechnical conditions and final basement and car-parking design outcomes.

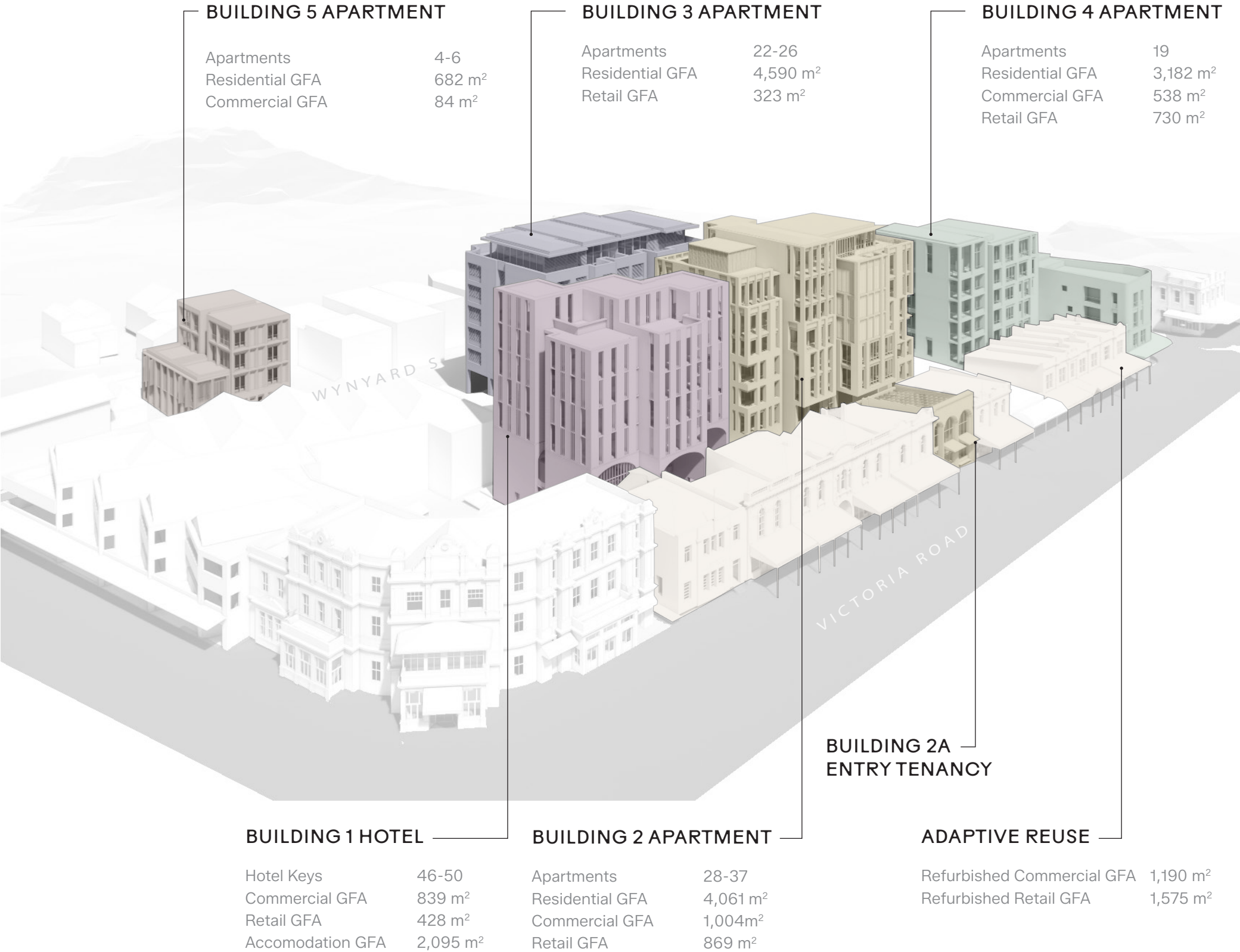
KEY METRICS

Overall Building GFA	21,125 m ²
B1-B3 Basement GFA	2,952-5,905 m ²
B4 Basement GFA	Up to 831 m ²

Total GFA	24,077-27,861m ²
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Total Commercial GFA	2,382 m ²
Total Retail GFA	3,004 m ²
Total Apartments	80- 90
Total Carparks	80-200

**Project metrics and design are subject to change.*
**GFA areas are inclusive of heritage.*



DEVELOPMENT OVERVIEW

Economic Impact Summary

Revitalising the Devonport urban village will reverse declining visitor appeal and capture increased regional tourism spend, supporting Auckland’s growth as part of Destination Auckland.

Construction phase (≈5 years) injects ~\$398m into the economy, supporting ~1,200 direct construction jobs and ~3,700 jobs overall across multiple sectors, with a GDP uplift of \$355m (Auckland) and \$402m nationally.

Tourism impacts include 65,000–130,000 domestic and additional 17,600–35,300 international visitors per annum, generating \$8.3m–\$16.6m in day visitor expenditure annually. In addition, hotel guest expenditure on accommodation and retail is estimated at between \$7.5m and \$8.6m annually.

Town centre activation is reinforced by 80–90 new apartments, contributing \$1.3m–\$1.5m per annum in local retail spend, alongside new worker expenditure.

Overall, the project delivers significant regional economic benefits, sustains employment, increases GDP, and acts as a catalyst for long term revitalisation, reinforcing Devonport’s role in Auckland’s identity and supporting a well functioning urban environment.



Artist impression of the Devonport Lanes central courtyard

DEVELOPMENT OVERVIEW

Ngā Mātāpono | Principles

The development is guided by a set of principles that carry equal influence in shaping the quality, performance, and long-term success of the project. The Ngāti Pāoa mātāpono of kaitiakitanga, manaakitanga, and whanaungatanga are embedded within the project and inform masterplanning and concept design outcomes, ensuring a meaningful response to place, culture, and whenua.



KAITIAKITANGA

The intergenerational stewardship and protection of cultural narratives, histories, peoples, and the natural environment, guided by mātauranga Māori principles.



MANAAKITANGA

The expression of holistic hospitality, respect, and generosity, guided by Mana Whenua, fostering thoughtful processes and spaces that enhance wellbeing and connection.



WHANAUNGATANGA

The development and ongoing care of meaningful relationships, grounded in whakapapa & identity, strengthening a sense of shared belonging, collaboration, and collective responsibility.

DEVELOPMENT OVERVIEW

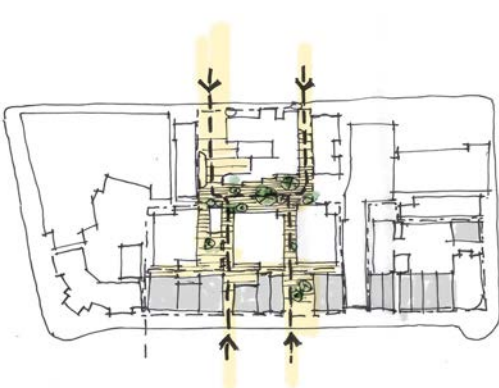
Ngā mātāpono | Principles

Alongside ngā mātāpono, complementary development and urban design principles have been applied collectively to shape built form, movement networks, public spaces, and the project’s relationship to surrounding streets and open areas. Together, these principles inform the quality and integration of the urban environment and support positive long-term outcomes for Devonport Lanes and the wider town centre.



Reinforce Devonport’s unique identity between maunga + moana

Celebrate Devonport’s rare setting between the Waitematā Harbour and its volcanic maunga. Development should frame views, respect landform, and strengthen the deep connection between village, water, and landscape.



Create a coherent, connected and walkable village heart

Prioritise people over vehicles. Improve pedestrian links, laneways, and public spaces to create a legible, comfortable, and accessible centre that feels unified and easy to move through. Provide appropriate intensification within the walkable catchment from the Devonport Ferry and local bus services.



Respect + invest in heritage

Protect and enhance Devonport’s historic fabric as a living asset. Adaptive reuse, careful refurbishment, and high-quality additions should reinforce the village’s architectural legacy while allowing it to evolve.



Strengthen Devonport as a thriving village + desination

Support a vibrant mix of retail, hospitality, culture, and community uses that serve locals first while also attracting visitors. Encourage activity throughout the day and evening to sustain a lively, resilient centre, which represents a well-functioning urban environment.



Deliver high-quality residential living + visitor accomodation within the town centre

Provide well-designed homes and visitor accomodation that prioritise sunlight, outlook, privacy, and generous amenity. The development should support a lively, safe, and enduring town centre community.

DEVELOPMENT OVERVIEW

Te Taiao | The Natural World

Informed by the mātāpono, Te Taiao are place-based narratives grounded in te ao Māori, developed through engagement with Ngāti Pāoa, and reflective of Peninsula's vision. These narratives are embedded within the design of the laneways and public spaces, shaping their character and identity. They support the enjoyment and future use of these spaces for all.



Ki Uta Ki Tai - From the Mountains to the Sea

- Maunga to moana views (Mountain to the Sea)
- Interconnection & holistic design approaches

Design cues:

- Movement & natural flow paths
- High view to low view considerations
- Connection of whenua (land), onepū (sand), & wai (water)
- Interiors, palettes, textures (browns, blues, teals)



Tai Timu Tai Pari - The Ebb and Flow of the Tides

- Movement reflected throughout the laneways
- Cycles of activation & rest moments

Design cues:

- Tidal range (height), variation (levels) - Movement, rhythmic, breath
- Shifting light, reflection, sparkle, & the shimmer of the moana
- Changing experiences, seasonal activations



Te Tūātea - The Foaming and Breaking of the Waves

- Approach and arrival impact points
- Critical meeting points (development & community)

Design cues:

- Seasons, cycles, change of form
- Energy, transition, transformation
- Sound, frequency, light, airy (foam)
- Changes in materiality & texture



Mauri Tu - Living and vibrant connections

- Increased presence of Ngāti Pāoa
- Recognition of traditional Māori place names & histories
- The arrival & landing of Tainui waka

Design cues:

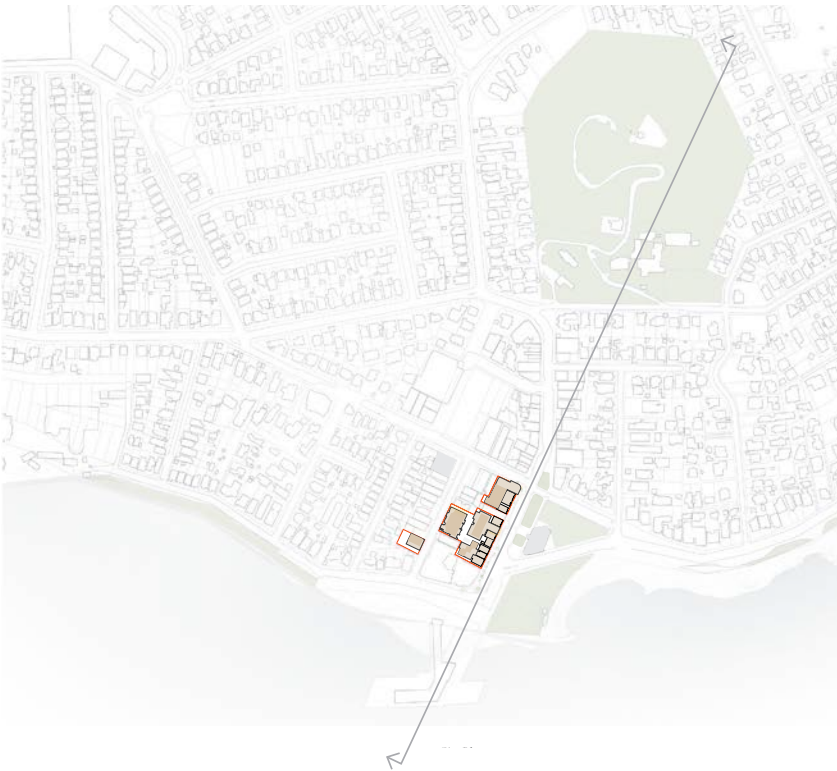
- Impactful meeting & gathering places
- Interesting places of exchange

DEVONPORT LANES

Ki Uta Ki Tai | From the Mountains to the Sea

Set between the Waitematā Harbour and the volcanic maunga of Takarunga / Mount Victoria, Devonport Lanes is shaped by its surrounding landscape context.

The development frames key views, responds to the natural landform, and reinforces the relationship between the village, the moana, and the maunga beyond.



PLACE IN THE CITY

Location

STRATEGIC POSITION

Whilst located at the distal end of the Takapuna-Devonport peninsula, and the single strategic road corridor of Lake Road, Devonport has quick and direct ferry connection to the central city transport hub at the Downtown ferry terminal and Britomart. Considering wider Auckland, Devonport is one of the closest suburbs to the city centre, a distance comparable to that of Freemans Bay, Ponsonby and Parnell.

Already home to a vibrant community in an attractive setting, and well supported by community and recreational amenities, the Devonport village is well positioned to contribute to Auckland’s future growth. With frequent public transport services, it can accommodate quality development while strengthening the existing centre and surrounding neighbourhoods to support more prosperous, inclusive, and vibrant communities.



NATURAL FEATURES

- 1 Takarunga / Mount Victoria
- 2 North head
- 3 Mount Cambria
- 4 Devonport Beach
- 5 Cheltenham Beach
- 6 Narrow Neck Beach
- 7 Torpedo Bay
- 8 Stanley Bay
- 9 Waitemata

INFRASTRUCTURE

- Devonport town centre
- 1 Devonport wharf & ferry terminal
- 2 Auckland city ferry terminal
- 3 Devonport naval base infrastructure

OPEN SPACE

- 1 Devonport Domain
- 2 Vauxhall Sports Field
- 3 Stanley Bay Park
- 4 Ngataranga Sportsfield
- 5 Ngataranga Park
- 6 Waitemata Golf Club
- 7 Melrose Reserve
- 8 Queens Parade Reserve

TRANSPORT ROUTES

- Auckland Ferry route
- Primary vehicle route via lake road
- Secondary vehicle route via old lake road

KEY SUBURBS

- 1 Freemans Bay
- 2 Parnell
- 3 Britomart



PLACE IN THE CITY

Town Centre

The subject landholdings are in a prime town centre location anchoring the historic and present-day main street of Victoria Road. The block enjoys a pivotal position between the activity anchors of the ferry terminal, New World supermarket and library which presents excellent opportunities to connect with and benefit from the well-established activities and life of the Devonport village centre, including:

Victoria Road, where pedestrian volumes are highest reflecting its main street function and feeder to and from the ferry terminal and its location within a walkable catchment of the ferry and bus service.

Clarence Street, a clear east-west second trading street for the town centre at a natural midpoint, anchored by the supermarket and a number of long-established businesses including café and deli / bakeries, bars and the hardware store.

Wynyard Street, by contrast a much less frequented route, in spite of it offering an alternate direct route between the ferry terminal and the supermarket. This 'back street' quality is reflected in much lower levels of development and active use fronting this street but strong potential to support greater activity levels, while continuing to mark a transition from the village centre to the residential neighbourhood on Anne Street and further west.

Legend

Site

Activity Anchors

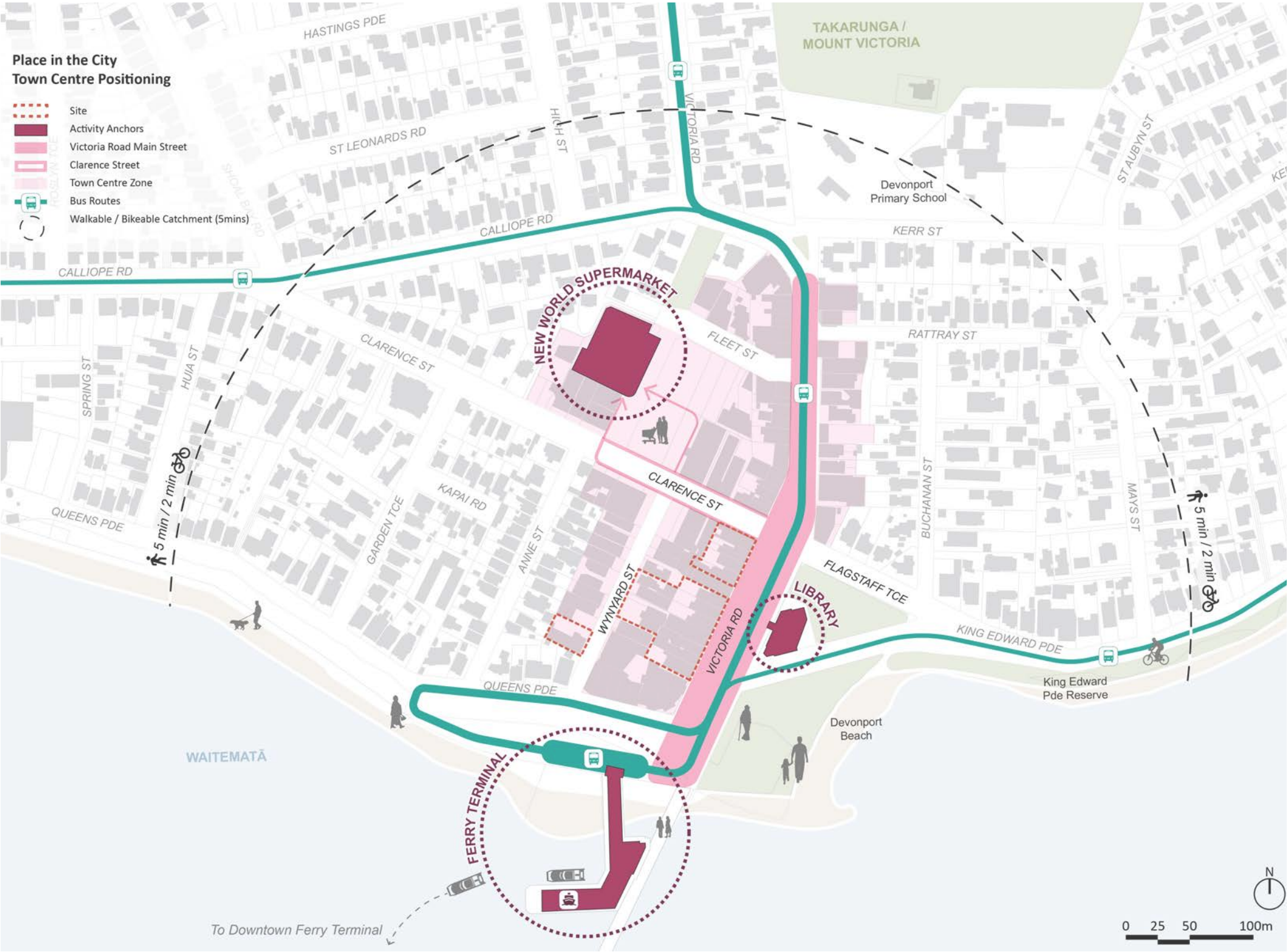
Victoria Street Main Street

Clarence Street

Town Centre Zone

Bus Routes

Walkable / Bikeable Catchment (5mins)



PLACE IN THE CITY

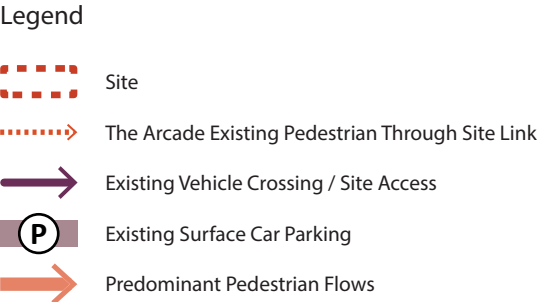
Movement Patterns

The Site occupies a pivotal position within the pedestrian flows of the town centre anchoring the southern stretch of the Victoria Road main street which functions as part of the key gateway and arrival into Devonport from the ferry.

The Site location benefits from the foot traffic that stems from being on the main pedestrian route between the Town Centre and the ferry terminal, and also the well-located mid-block pedestrian crossings that link this retail frontage with the library, reserve and waterfront areas to the east. The Arcade through the May's Building provides a well-known and long established through-site link to Wynyard Street.

Clarence Street functions as a secondary retail street running east-west through the centre of the town centre, anchored by the supermarket.

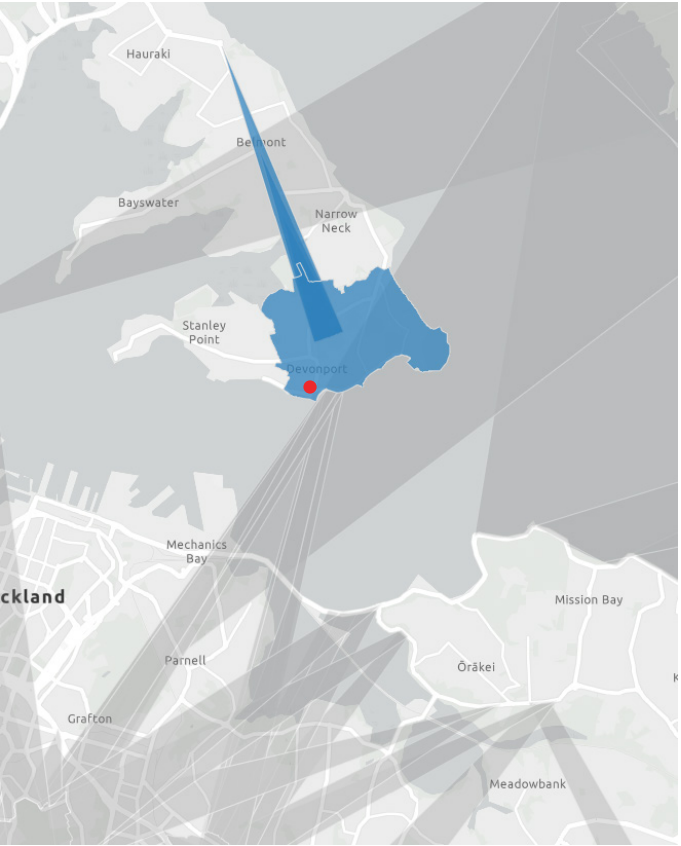
Wynyard Street, by contrast to the highly developed traditional town centre main street environments of Victoria Road and Clarence Street, is a much more ad hoc and variable side street environment with lower foot traffic reflecting the lesser concentrations of activity, but still supporting some north-south movement through to the ferries and supermarket west of the main street.



PLACE IN THE CITY

Auckland Unitary Plan

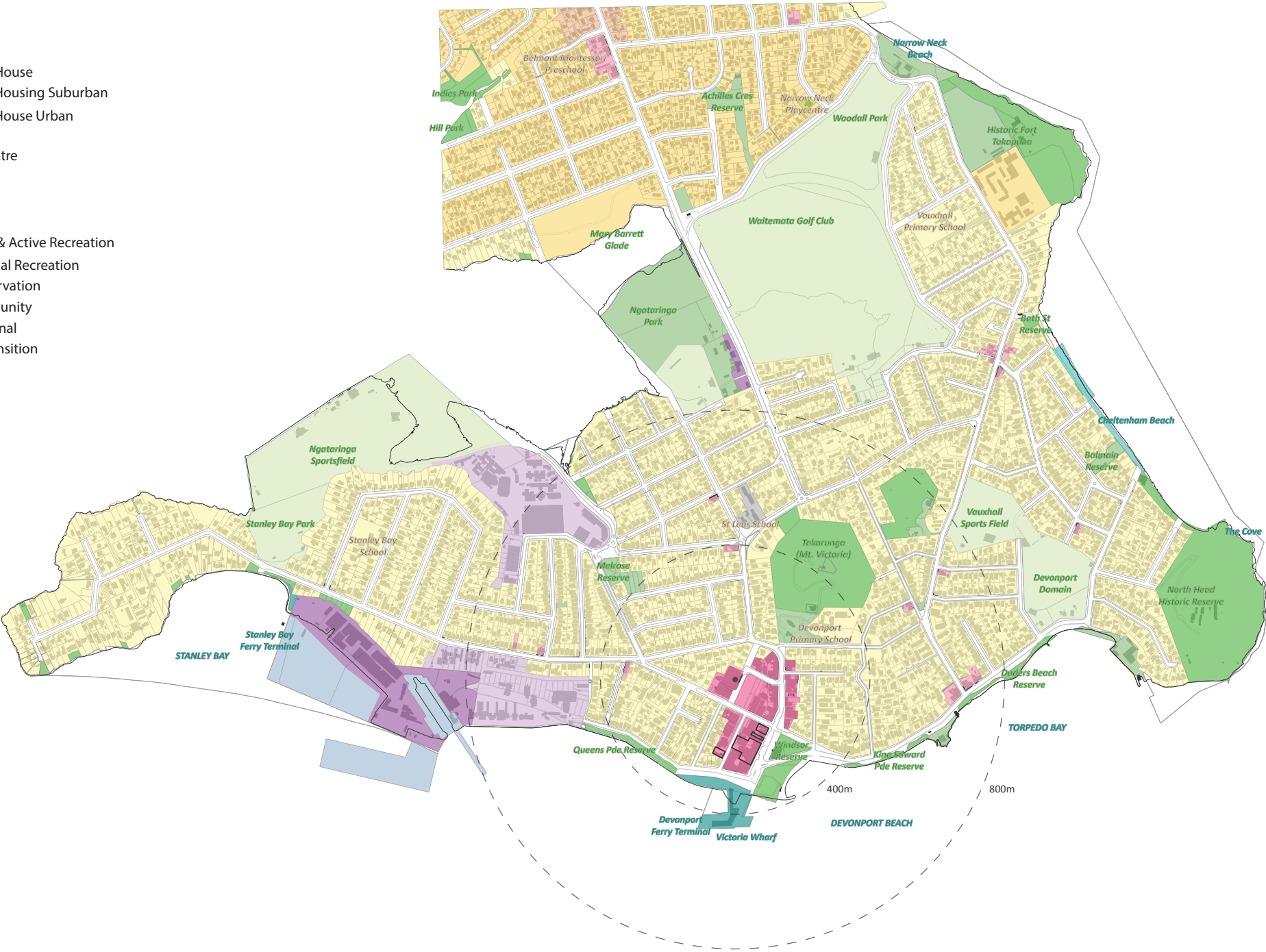
The Auckland Unitary Plan identifies the Devonport village centre including all Peninsula Group sites as being in the Town Centre Zone. The Devonport Town Centre zone is a compact and strongly defined area centred on Victoria Road and Clarence Street. This is surrounded by the extensive area of Residential Single House Zone that comprises the majority of Devonport. This area is well served by high quality open spaces and reserves. Notable amongst these are key natural features including Takarunga/ Mount Victoria, Windsor, Queens Parade and King Edward Parade reserves. Adjacency to the Victoria Wharf and Devonport Ferry Terminal allows for easy and convenient ferry travel to the City Centre. Importantly the development area is not subject to any regionally significant volcanic viewshafts but is located within a small area of the surrounding large height sensitive area.



AUP regionally significant volcanic viewshaft to Takarunga / Mt Victoria and Height Sensitive Area (HSA)

AUP Zoning

- Study Sites
- Residential - Single House
- Residential - Mixed Housing Suburban
- Residential - Mixed House Urban
- Town Centre
- Neighbourhood Centre
- Mixed Use
- Light Industry
- Special Purpose
- Open Space - Sport & Active Recreation
- Open Space - Informal Recreation
- Open Space - Conservation
- Open Space - Community
- Coastal - Ferry Terminal
- Coastal - Coastal Transition
- Coastal - Defence



PLACE IN THE CITY

Archaeology

Devonport sits within a deeply layered archaeological landscape, reflecting centuries of Māori and later colonial occupation.

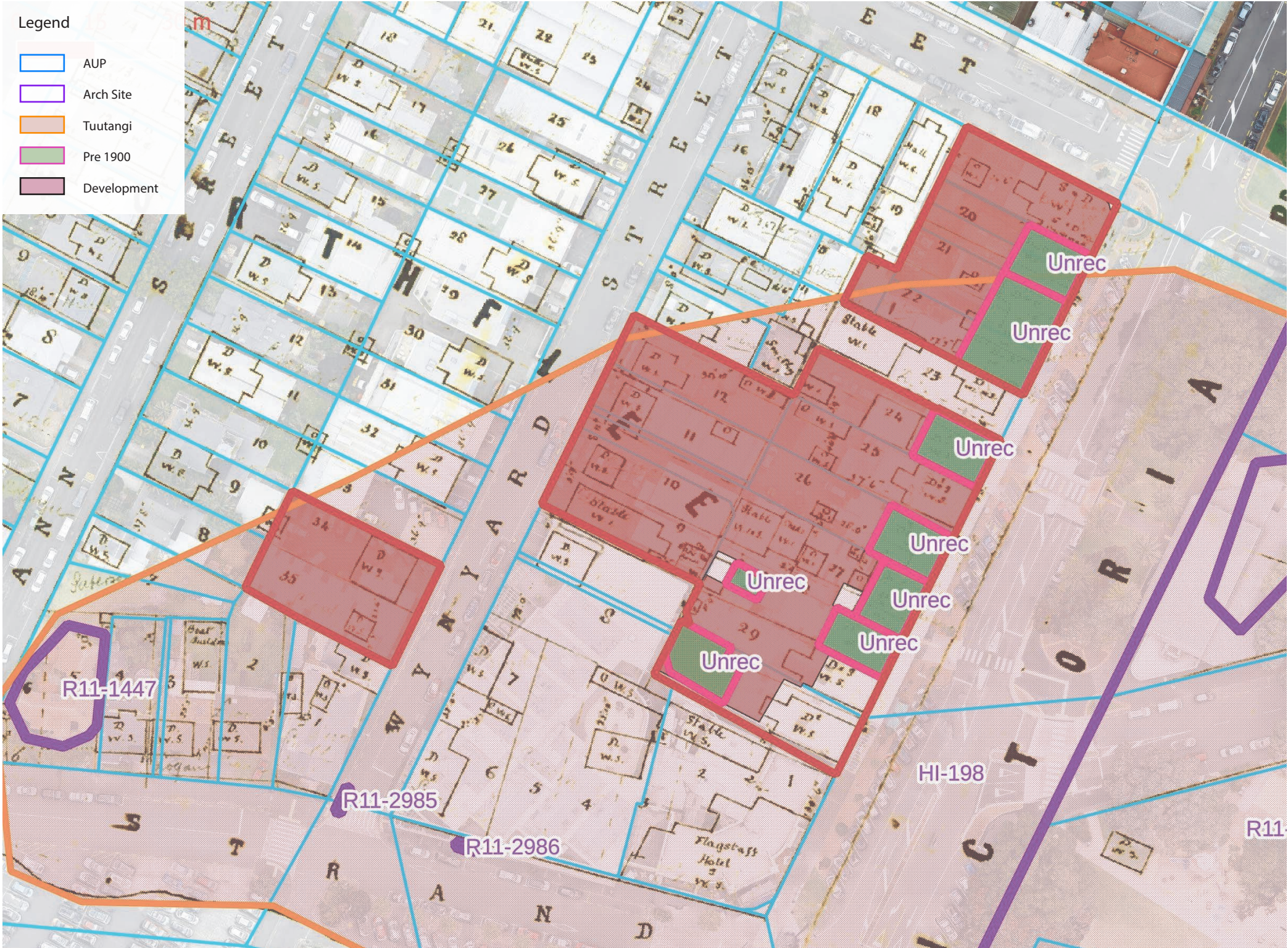
Te Kurae a Tura (the headland of Tura) marks a significant pre-contact kāinga, strategically positioned between harbour routes, gardens, and defended maunga.

A disturbed shell midden is the main unrecorded archaeological feature within the project area, with additional subsurface layers likely preserved beneath raised modern ground levels.

Colonial-era activity introduced new layers, including early naval occupation from the 1840s, 19th century subdivision, and remnants of the 1880s housing and commercial fabric.

Together, pre Contact, early Colonial, and late 19th century deposits illustrate the long-term evolution of Devonport as a cultural and urban hub.

The archaeological potential of the site is high, with opportunities to deepen understanding of Māori settlement, colonial occupation, and the transformation of Devonport across time.



PLACE IN THE CITY

Heritage & Special Character

BACKGROUND

In 1849 Devonport was incorporated into the Hundred of Pupuke. The following year the area was subdivided into suburban farms with the allocation of the original Crown Grants. At that time certain land parcels were excluded from subdivision and sale. These tracts were retained for use as reserves and included the naval-occupied land (Windsor Reserve).

The current layout of the town was established at the very beginning of this colonial settlement with surveying commencing for the formation of main roads such as Victoria Road, Beach Road (now King Edward Parade) and Clarence Street (now Flagstaff Terrace). Devonport is one of Auckland’s earliest residential marine suburbs with all properties located within an early development formerly known as part of the ‘Northfleet’ subdivision, bounded by Victoria Road, Wynyard Street, Clarence Street and Queen’s Parade.

The formation of a commercial area on lower Victoria Road was prompted by the establishment of a ferry service connecting Devonport with the city, and the development of a wharf and hotel at the base of the street in the 1860s. Subdivision remained piecemeal through the 1860s, but development flourished in the 1870s and 1880s due to more regular ferry services. Devonport grew in the 1880s due to the arrival of the military and construction of defence works on North Head/Maungauika coupled with the efficient and reliable ferry service provided by the newly formed Devonport Steam Ferry Company in 1885.

On 19th February 1888, a fire destroyed most of the original buildings in the block south of Clarence Street. Within the subject precinct, the Mays’ Building on Lots 27 & 28 withstood the fire thanks to its brick construction, saving the wooden buildings on the lots to the south. In response, the then Borough Council declared the Victoria Road main street to be a ‘brick area’, and between late-1888 and 1909, the replacement commercial buildings on Victoria Road to the north of the Mays’ Building were constructed in brick. Today, the Mays’ Building is the only surviving pre-1883 building within the precinct.

SPECIAL CHARACTER

Takarunga / Mount Victoria and Maungauika / North Head are prominent volcanic features defining the distal end of the peninsula. The landform of the Devonport village rises from its southern coastline along Queens Parade and King Edward Parade at the base of the volcanic cone. The maunga, particularly Takarunga, have an intimate relationship with the village and is integral to its character. Houses located on the rising landform form part of the urbanised landscape when viewing Devonport from the harbour or Isthmus. Devonport is overlooked by Takarunga Mount Victoria and Maungauika / North Head with views out from the maunga forming one of the distinctive amenities of the coastal urban area.

The Auckland Unitary Plan (AUP) recognises a Special Character Area Business: Devonport Overlay focusing on Devonport’s well-preserved commercial centre around Victoria Road and Clarence Street. This area reflects the suburb’s evolution from the 1880s to the 1930s, showcasing its historical significance as one of Auckland’s earliest marine suburbs. There are several physical attributes that define, contribute to, or support the special character of business area. These include the built form and architectural design, streetscape qualities such as historical subdivision patterns, lot sizes, street layout and widths, a continuity of business activity, and the presence of vegetation. Equally important is the relationship between the built form and the surrounding landscape, including topography, open spaces, and natural features.

The area is notable for its physical and visual qualities, featuring a highly intact main street of predominantly two-storey buildings, accompanied by three-storey landmarks like the Esplanade Hotel. These structures display a range of architectural styles, including Victorian and Edwardian Free Classical, Stripped Classical, and Art Deco, with decorative façades, verandas, and traditional shopfronts enhancing the pedestrian experience. The urban layout follows the natural contours of the land, with buildings constructed to the street edge, particularly along Victoria Road, creating a strong sense of enclosure.



Heritage Facades, Victoria Road, Devonport

PLACE IN THE CITY

Infrastructure

GEOTECHNICAL

The site is underlain by variable reclamation fill, marine sediments and volcanic basalt, typical of coastal Devonport. Shallow groundwater is anticipated, with basement excavation requiring temporary dewatering and permanent “tanked” basement design. Suitable foundation solutions (shallow or piled) are achievable across the site, subject to detailed investigation. No geotechnical constraints have been identified that would preclude the proposed development, and effects can be managed using standard Auckland construction methodologies.

FLOODING (RAINFALL-INDUCED)

Only one building (Building 3) has limited exposure to future flooding under extreme climate change scenarios; all other buildings are outside identified flood hazard areas. The floodplain is low-energy and shallow, with no predicted flooding up to a 1% AEP event under present-day climate conditions. Flood risk can be effectively mitigated through finished floor levels, basement access design, and freeboard allowances. With appropriate design, no significant flood risks are anticipated, and safe access, egress, and refuge can be provided.

COASTAL INUNDATION

The site is not exposed to coastal erosion but is potentially exposed to coastal inundation over a 100-year climate change horizon. Finished floor levels of approximately 3.7 mRL (non-habitable) and 3.9 mRL (habitable) provide effective long-term mitigation. With these levels incorporated, the development is considered low risk from coastal inundation for its design life. The proposal improves the resilience of Devonport town centre by reducing future exposure to coastal hazards.

STORMWATER

The site is already near-fully impervious and the development will not increase stormwater runoff. The development qualifies as a “Brownfields – small” site, with no requirement for a Stormwater Management Plan. No attenuation or detention is required, and standard design measures adequately mitigate effects. Overall, there are no significant stormwater issues associated with the proposal.

INFRASTRUCTURE (WATER, WASTEWATER & UTILITIES)

Existing water and wastewater networks are considered capable of servicing the development, subject to confirmation at detailed design stage. Potable water and wastewater demand increases are modest and consistent with town centre intensification. Firefighting water supply has been confirmed as adequate through hydrant testing. Vector has advised that there is capacity in the electrical network to service the development. No infrastructure constraints have been identified that would prevent the development from proceeding.

TRANSPORT

The development is well located within an established transport network, with excellent access to ferry, bus, walking and cycling connections. Traffic generation is expected to be modest and can be comfortably accommodated by the surrounding road network. Vehicle access arrangements improve safety and pedestrian amenity compared to existing conditions.

No significant infrastructure effects or significant infrastructure upgrade costs have been identified at this stage, and there are no transport-related reasons the project could not proceed under the fast-track process.



Survey Aerial View of Block, Devonport

DEVONPORT LANES

Design

BUILT FORM

Devonport Lanes seeks to be of the village, grounded in its rich history. It is not a singular building, but a collection of revitalised heritage structures, intimate laneways, shared courtyards and carefully crafted new architecture, woven together through cultural narrative, community life and enduring connection to place. From the arrival of Tainui waka on the foreshore, this coastline has been a gateway to the wider peninsula. The development honours that sense of arrival and includes a number of new buildings that act as a “first handshake” for the village, welcoming you and inviting exploration.

The new buildings follow the cadence of Devonport’s historic lot pattern, reinforcing the familiar rhythm of the village. Rather than diminishing heritage forms through imitation, the architecture proposes a dialogue between past and present; a contemporary expression that is given proportion and pattern by its surroundings, while clearly belonging to its own time. Along Victoria Road, the new buildings are set back behind the heritage buildings, allowing the historic streetscape to remain prominent while introducing new homes, shops and spaces in a supportive, respectful position.

Active hospitality and retail frontages along Victoria Road and Wynyard Street will strengthen the vibrancy of the two streets. Within the laneways, a boutique hotel, a mix of smaller tenancies, workshop spaces and commercial studios create space for local enterprise, makers and independent businesses to grow and contribute to village life.

Above, a range of carefully designed homes maximise sunlight, outlook and connection to the surrounding landscape, allowing residents to live within easy walking distance of the harbour, ferry, beaches, public transport and everyday amenities. The residential offering includes one, two and three bedroom apartments with varying layouts, as well as penthouses, providing a wide range of choices to suit different lifestyles and household types. A 46-50 room boutique hotel provides accommodation for local and international tourists to enjoy and experience Devonport.

This diversity supports a mixed community, ensuring that the development welcomes families, professionals, downsizers, and anyone seeking to be part of village life. Together, these elements combine to form a well-functioning urban environment.

Each of the new buildings expresses its own distinct character while sharing a common material language that unifies the development. Robust, tactile materials are chosen to age gracefully and sit comfortably alongside Devonport’s heritage buildings, responding to and building on the character of their context.

The intention is to create architecture that feels settled, enduring and appropriate to its setting. Collectively, the buildings are conceived with a sense of permanence and material solidity appropriate to their Devonport setting.



Devonport Lanes Courtyard Concept Sketch Looking North to the Maunga

DEVONPORT LANES

Context Plan

LEGEND

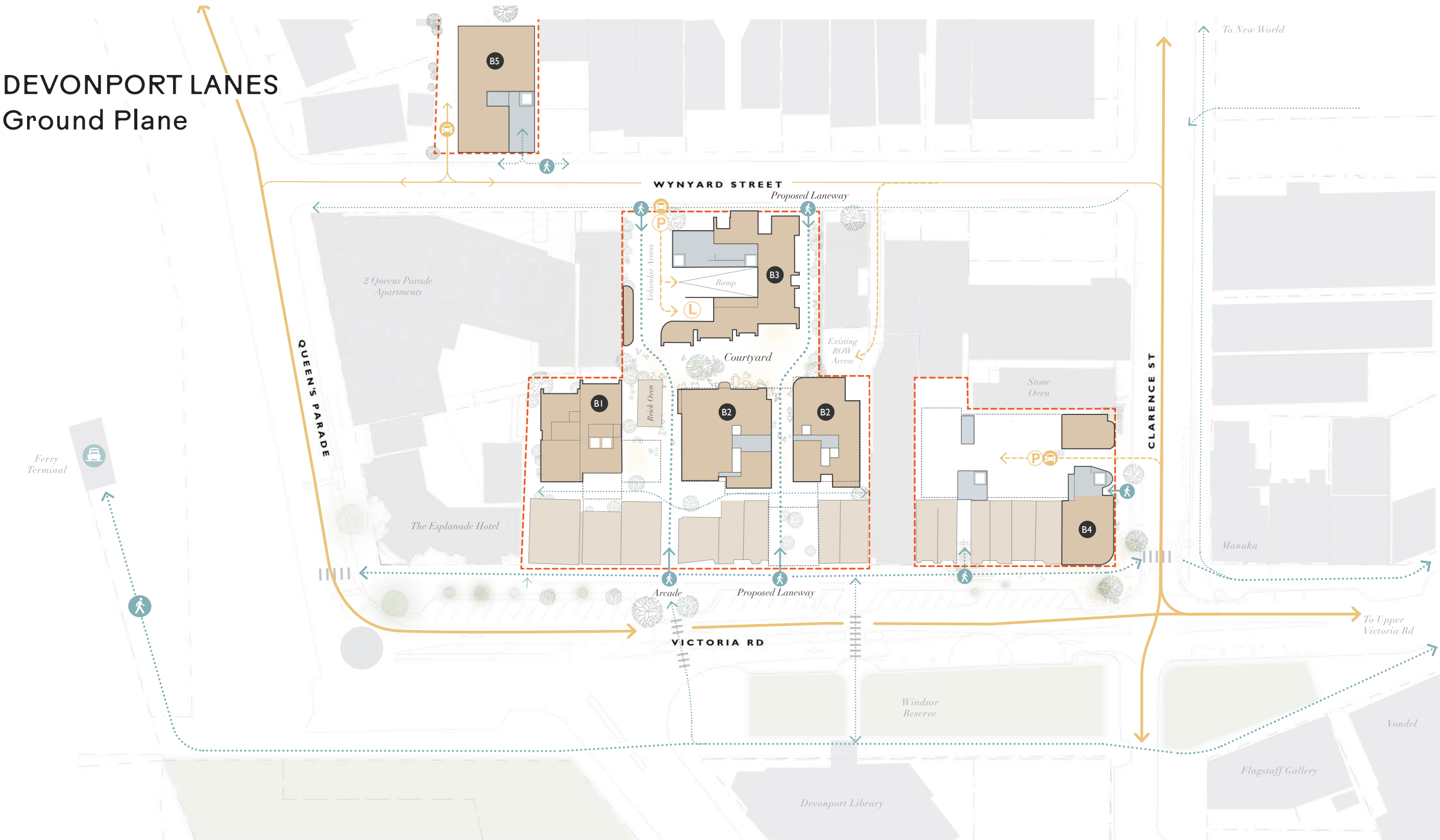
- Proposed Massing
- Activated urban laneways & courtyards
- Green Space
- Key Pedestrian Link

- 1 Ferry Terminal
- 2 Esplanade Hotel
- 3 Queens Parade Apartments
- 4 Devonport Library
- 5 Windsor Reserve
- 6 Queens Parade Reserve
- 7 Devonport Community Gallery
- 8 New World Supermarket
- 9 Breakwater



DEVONPORT LANES

Ground Plane



LEGEND

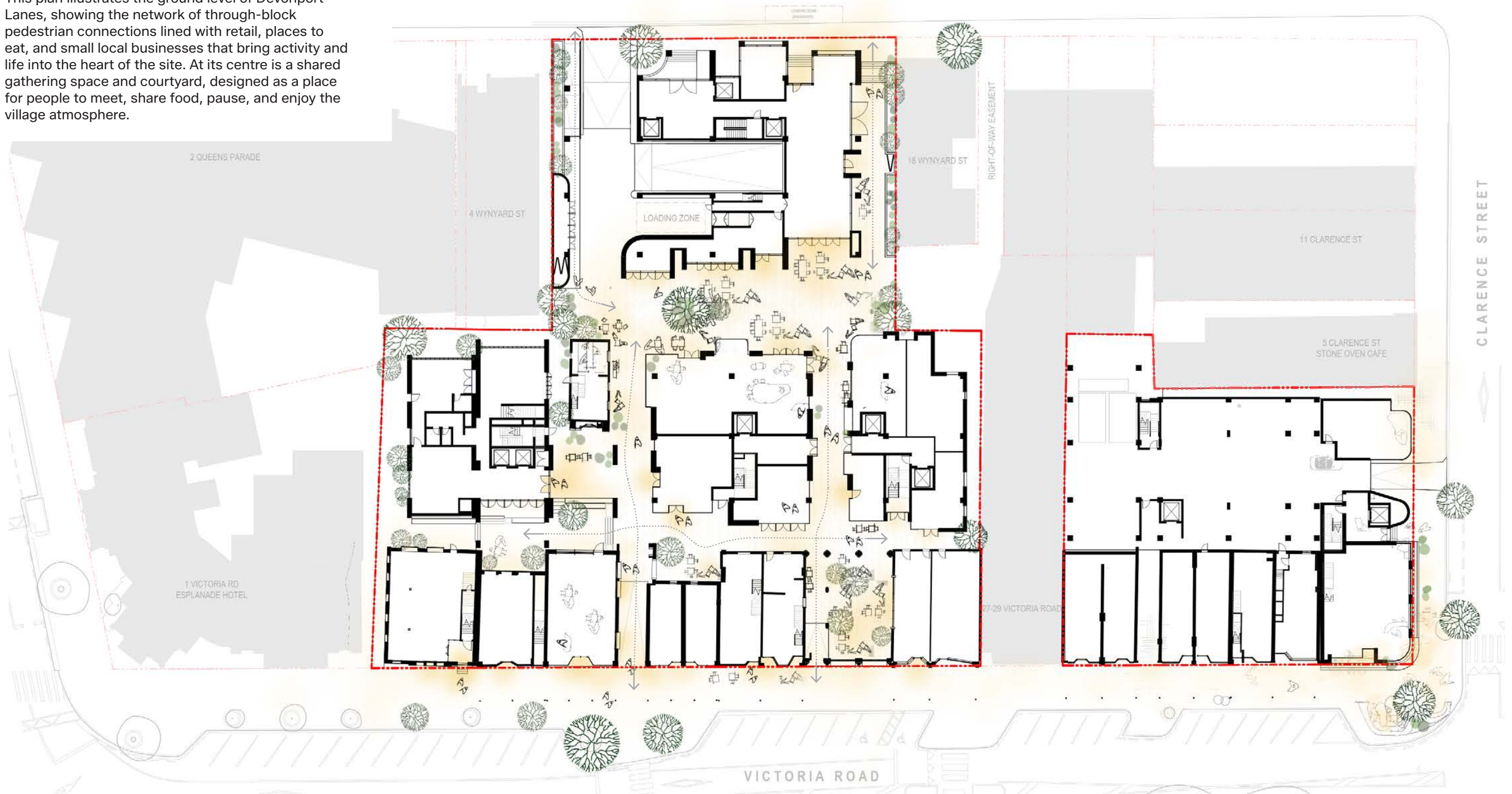
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|-----------------------|-----------------------|-------------------------------|------------------|----------------------|---------------------------------------|
| Major Pedestrian Axis | Minor Pedestrian Axis | Precinct Access / Connections | Accessible Route | Public Green Space | Proposed Massing |
| Major Vehicle Axis | Minor Vehicle Axis | Precinct Access / Connections | Site Parking | Existing Refurbished | Activated urban laneways & courtyards |



DEVONPORT LANES

Activation

This plan illustrates the ground level of Devonport Lanes, showing the network of through-block pedestrian connections lined with retail, places to eat, and small local businesses that bring activity and life into the heart of the site. At its centre is a shared gathering space and courtyard, designed as a place for people to meet, share food, pause, and enjoy the village atmosphere.



DEVONPORT LANES

Street Elevation

An elevation view showing the new boutique hotel and apartment buildings set back by approximately 12-17 metres from the Victoria Road heritage buildings front elevations. The historic buildings remain prominent at street level, while the hotel and apartments step up behind.



DEVONPORT LANES

Site Section

A sectional view through the development spanning from Windsor Reserve through to Wynyard Street. This view shows how the development connects the block between Victoria Road and Wynyard Street. The ground level spaces between building 2 and 3 forming an outdoor open space with new pedestrian laneways connecting to the block edges.





A view looking west at the refurbished Mays Building. The heritage arcade is re-established as a primary entry from Victoria Road into the laneway network. The heritage façade maintains its strong street presence, while the central archway forms a clear and welcoming threshold into the new spaces beyond. Along Victoria Road, familiar local businesses sit alongside new tenants within carefully refurbished shopfronts, reinforcing the layered and evolving character of the village.



A view south along Victoria Road, showing a new corner building with shops and places to eat at street level that help create a lively and welcoming village atmosphere. Apartments above bring more life to the area throughout the day and evening, while the architecture sits comfortably alongside the refurbished heritage buildings.



A view looking north from the harbour, with the new development overlooking Windsor Reserve, the popular playground, the Devonport waterfront, and the rising slopes of Takarunga / Mount Victoria beyond. The development is closely connected to the surrounding public open spaces, the ferry terminal, and the wider village, reinforcing Devonport's strong relationship between moana and maunga, landscape, and community.



A view looking north along Victoria Road, with the new development set back behind the refurbished heritage buildings. The historic buildings remain prominent at street level, while the hotel and apartments step up behind, adding height in a respectful way that supports the ongoing life of Devonport's town centre.



A west-facing view into the new entry building on the former Auckland Savings Bank site, conceived as a covered, open-air threshold that welcomes people into Devonport Lanes. The building helps complete the line of heritage frontages along Victoria Road, reinforcing the rhythm and character of the street while creating a clear point of arrival and a relaxed gathering place where people can meet, linger, and enjoy a casual meal or drink within a sheltered yet outward-looking setting.



A view from within the new entry space at Devonport Lanes, conceived as a shared “living room” for Victoria Road, a relaxed and welcoming place where locals and visitors can come together to meet, gather, and share food from the surrounding eateries. Framed by the restored heritage buildings on either side, the open-air space is full of activity and connects directly through to the central courtyard beyond, creating a sequence of lively communal spaces woven into the heart of the village.



A south-facing view down the laneway behind the Victoria Road heritage buildings, with the entry building from Victoria Road on the left forming a place to gather, sit, and enjoy the village atmosphere. New retail shops line the right-hand side, while connecting laneways invite further exploration through the site. The laneway also reveals and celebrates the rear elevations of the heritage buildings along Victoria Road, allowing these previously hidden parts of the village fabric to be experienced and appreciated by visitors.



An east-facing view along the laneway connection to Victoria Road, revealing a sequence of intimate spaces for discovery, small shops, and places to pause. At the end of the laneway, the boutique hotel entry is marked by a gently curving portico, which frames the arrival and gives space and prominence to the refurbished 'Bake House', celebrated as an important piece of heritage.



A north-facing view into the project's central gathering space, forming a shared village "heart" for meeting, celebrating, and building connections. The space is anchored by a visual connection to Takarunga / Mount Victoria.



A view from the central courtyard looking east along the northern laneway, where a rich mix of retail and eateries open onto the lanes and courtyard, activating the space and creating a vibrant village centre, an inviting place to gather, meet, and make memories.



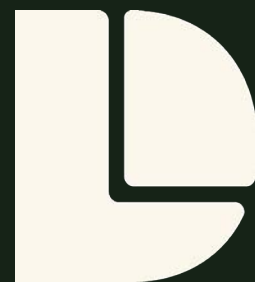
This evening view captures the north facing restaurant tenancy activating Wynyard street. Soft lighting and transparency create an inviting atmosphere, while apartments above, expressed through planted balconies, bring life to the village. The brick façade references the material character of the past.



From the ferry building, Devonport Lanes is revealed as a composition of richly detailed forms set within the existing village grain. Carefully placed openings between the buildings draw views north, opening connections between moana and Takarunga / Mt Victoria.

This foreshore has long been a place of arrival to the wider peninsula, the development builds on that tradition, creating a welcoming threshold into the village that invites discovery, and connection.

DEVONPORT LANES



PENINSULA

CHESHIRE

MONK MACKENZIE

PB&A.

tattico

archifact

Boffa Miskell

