

# Auckland's centres: building heights

## Proposed Auckland Unitary Plan: Fact Sheet

Auckland's city centre, metropolitan centres and town centres are where shops, jobs and facilities such as public transport, libraries and public spaces are already concentrated. By enabling our centres to grow and meet their potential, the Proposed Auckland Unitary Plan aims to help them:

- attract new public and private investment, offering more homes, more jobs and more things to do
- boost Auckland's economy: businesses are more efficient and productive when near other businesses, and good opportunities come from being in attractive, well-connected locations
- ensure the right controls are in place – such as setbacks and maximum heights – to minimise the possible negative impacts on surrounding residential areas and open spaces.

The aim is to get the balance right between enabling growth and maintaining what already makes these centres special. There was a considerable amount of feedback received on the March 2013 draft of the unitary plan about the centre zones, and their suggested heights in particular. While people tended to support the overall principles, they wanted more tailored approaches for individual centres.

### What people said about the March 2013 draft plan

- There were concerns about overshadowing, visual dominance, shading, loss of character and poor design.
- There was both support for – and opposition to – an increase to existing height limits.
- There was some opposition to the new height limits suggested in some centres, which have no limits under the existing plans (e.g. parts of Takapuna, Henderson, Botany).
- Some groups suggested solutions based on an assessment of their area.
- There was some confusion about existing height limits, with some groups unaware that in some situations the suggested limits did not change current rules.
- There was general support for maintaining a hierarchy of centres, from the City Centre, to Metropolitan Centres and down to the corner dairy.

### Principles Proposed Auckland Unitary Plan

- Height controls should take into account:
  - o the status of the centre in the Auckland Plan hierarchy
  - o public transport and future transport projects
  - o the size and depth of the centre
  - o the interface between zones
  - o current building heights
  - o topography
  - o landscape features
  - o historic heritage
  - o existing design controls/guidelines developed for a centre through a precinct or master planning exercise
- Centres with similar characteristics should have similar controls.
- Heights should decrease from centres out to surrounding residential areas.
- Heights should enable flexibility to allow good design.
- Heights should enable buildings to adapt to different uses over time (e.g. generous floor to ceiling heights at ground floor level).
- Larger town centres should have a more refined approach (e.g. heights may vary within the centre).
- Heights should not be reduced from existing operative plans, except where a centre currently has an unlimited height control.

Before



**Manukau – Putney Way:**

Current street (above) and concept drawing (below) showing possible growth in the centre

After



Graphic demonstrating possible development in a Town Centre zone

|   | Existing plans   | March 2013 draft plan                                      | Proposed Auckland Unitary Plan  |   |
|---|--|--|---|---|
| Metropolitan Centres                      |  |  | Heights   | Other restrictions  |
| <b>Albany, Botany, Henderson, Manukau</b> | Unlimited (in parts)   | 72.5m (18 storeys)   | 72.5m (18 storeys)  | None  |
| <b>New Lynn</b>                           | 25m  | 72.5m (18 storeys)   | 72.5m (18 storeys)  | None  |
| <b>Newmarket</b>                          | 33m (9 storeys)  | 72.5m (18 storeys)   | 32.5m (8 storeys)   | Subject to special rules including volcanic viewshaft height sensitive areas and special character overlays |
| <b>Papakura</b>                           | 21m  | 72.5m (18 storeys)   | Maximums range from 24.5m (6 storeys) to 40.5m (10 storeys)                     | None  |
| <b>Sylvia Park</b>                        | Maximums range from 10m to 60m defined in site specific concept plan | Maximums range from 10m to 60m                             | Maximums range from 10m to 60m  | Subject to special rules including Sylvia Park precinct   |
| <b>Takapuna</b>                           | Maximums range from 8m to unlimited                                  | Specific provisions dictate height                         | Specific provisions dictate height  | Subject to special rules including Takapuna 1 precinct  |
| <b>Westgate/ Massey North</b>             | 30m  | 72.5m (18 storeys)   | 32.5m   | Subject to special rules including Massey North precinct  |
| Town Centres                              |  |  | Heights   | Other restrictions  |
| <b>Avondale</b>                           | 12.5m  | 32.5m (8 storeys)  | 32.5m (8 storeys)   | None  |
| <b>Birkenhead</b>                         | Maximums range from 9m to 12m to 18m                                 | 24.5m (6 storeys)  | Maximums range from 16.5m (4 storeys) to 20.5m (5 storeys) to 24.5m (6 storeys) | None  |
| <b>Browns Bay</b>                         | 12.5m  | 24.5m (6 storeys)  | Maximums range from 12.5m (3 storeys) to 16.5m (4 storeys)                      | Subject to special rules including Browns Bay precinct  |
| <b>Devonport</b>                          | 9m   | 16.5m (4 storeys)  | 12.5m (3 storeys)   | Subject to special rules including the blanket height sensitive area overlay (8m maximum)                   |
| <b>Ellerslie</b>                          | 12.5m  | 12.5m  | 12.5m (3 storeys)   | Subject to special rules including the special character overlay  |
| <b>Glen Eden</b>                          | Unlimited  | 24.5m (6 storeys)  | 24.5m (6 storeys)   | None  |
| <b>Glen Innes</b>                         | Maximums range from 12.5m to 15m                                     | 32.5m (8 storeys)  | 32.5m (8 storeys)   | None  |
| <b>Glenfield</b>                          | Maximums range from 9m to 12m  | 24.5m (6 storeys)  | Maximums range from 16.5m (4 storeys) to 24.5m (6 storeys)                      | None  |
| <b>Helensville</b>                        | 10.5m  | Maximums range from 12.5m (3 storeys) to 16.5m (4 storeys) | Maximums range from 12.5m (3 storeys) to 16.5m (4 storeys)                      | Subject to special rules including the special character overlay  |
| <b>Highland Park</b>                      | Unlimited  | 24.5m (6 storeys)  | 24.5m (6 storeys)   | None  |
| <b>Howick</b>                             | Maximums range from 9m to 10.5m to 12m                               | Maximums range from 9m to 10.5m to 12m                     | Maximums range from 9m to 10.5m to 12m  | Subject to special rules including the special character overlay  |
| <b>Hunters Corner</b>                     | Unlimited  | 16.5m (4 storeys)  | 16.5m (4 storeys)   | None  |



| Town Centres                     |  |   | Heights  | Other restrictions  |
|----------------------------------|--|---|--|---|
| <b>Kumeu/Huapai</b>              | Maximums range from 10.5m to 12.5m                                     | 16.5m (4 storeys)   | 16.5m (4 storeys)  | Subject to special rules including the Kumeu precinct   |
| <b>Mangere</b>                   | Unlimited  | 16.5m (4 storeys)   | 16.5m (4 storeys)  | None  |
| <b>Manurewa</b>                  | Unlimited  | 32.5m (8 storeys)   | 24.5m (6 storeys)  | None  |
| <b>Milford</b>                   | 9m   | 32.5m (8 storeys)   | Maximums range from 16.5m (4 storeys) to 24.5m (6 storeys)   | None  |
| <b>Mt Albert</b>                 | Maximums range from 10m to 12.5m to 15m                                | 16.5m (4 storeys)   | 16.5m (4 storeys)  | Subject to special rules including volcanic viewshaft height sensitive areas overlay                        |
| <b>Newton / Upper Symonds St</b> | 15m  | 32.5m (8 storeys)   | 16.5m (4 storeys)  | Subject to special rules including special character overlay  |
| <b>Northcote</b>                 | 9m   | 32.5m (8 storeys)   | 24.5m (6 storeys)  | None  |
| <b>Onehunga</b>                  | 12.5m and specific height control for Onehunga Mall                    | 16.5m (4 storeys) and specific height control for Onehunga Mall | 24.5m (6 storeys) and specific height control for Onehunga Mall                                      | Subject to special rules including volcanic viewshaft height sensitive areas and historic heritage overlays |
| <b>Orewa</b>                     | 10.5m  | 24.5m (6 storeys)   | Maximums range from 8.5m (2 storeys) to 16.5m (4 storeys) to 24.5m (6 storeys)                       | None  |
| <b>Ormiston</b>                  | 16m  | 32.5m (8 storeys)   | 32.5m (8 storeys)  | None  |
| <b>Otahuhu</b>                   | 30m and specific height control (10m) for sites along Great South Road | 32.5m (8 storeys)   | Maximums range from 12.5m (3 storeys) for selected sites along Great South Road to 24.5m (6 storeys) | Subject to special rules including the special character overlay  |
| <b>Otara</b>                     | Unlimited  | 16.5m (4 storeys)   | 16.5m (4 storeys)  | None  |
| <b>Pakuranga</b>                 | Unlimited  | 32.5m (8 storeys)   | 48.5m (12 storeys)   | None  |
| <b>Panmure</b>                   | 12.5m  | 32.5m (8 storeys)   | Maximums range from 16.5m (4 storeys) to 24.5m (6 storeys)   | Subject to special rules including the volcanic viewshaft height sensitive areas overlay                    |
| <b>Papatoetoe</b>                | Unlimited  | 24.5m (6 storeys)   | 24.5m (6 storeys)  | None  |
| <b>Parnell</b>                   | 12.5m  | 12.5m (3 storeys)   | 12.5m (3 storeys)  | Subject to special rules including special character overlay  |
| <b>Ponsonby</b>                  | Maximums range from 8m to 12.5m  | Maximums range from 12.5m (3 storeys) to 16.5m (4 storeys)      | 12.5m (3 storeys)  | Subject to special rules including special character overlay  |
| <b>Pt Chevalier</b>              | 12.5m  | 16.5m (4 storeys)   | Maximums range from 16.5 (4 storeys) to 20.5 (5 storeys)   | None  |
| <b>Pukekohe</b>                  | 12m  | 16.5m (4 storeys)   | Maximums range from 12.5m (3 storeys) to 16.5m (4 storeys)   | None  |

| Town Centres            |   |  | Heights   | Other restrictions   |
|-------------------------|---|--|---|--|
| <b>Remuera</b>          | 12.5m   | 16.5m (4 storeys)                              | 16.5m (4 storeys)   | None   |
| <b>Royal Oak</b>        | 12.5m   | 32.5m (8 storeys)                              | 24.5m (6 storeys)   | Subject to special rules including volcanic viewshaft height sensitive areas overlay |
| <b>Silverdale</b>       | Maximums range from 10.5m to 12.5m                                    | 32.5m (8 storeys)                              | Maximums range from 8.5m (2 storeys) to 16.5m (4 storeys) | None   |
| <b>St Lukes</b>         | Maximums range from 12.5m to defined specific heights in concept plan | 16.5m (4 storeys) and defined specific heights | 16.5m (4 storeys) and defined specific heights            | Subject to special rules including the St Lukes precinct                             |
| <b>Stoddard Road</b>    | Maximums range from 12.5m to 15m                                      | 16.5m (4 storeys)                              | 16.5m (4 storeys)   | None   |
| <b>Sunnynook</b>        | Maximums range from 8m to 9m  | 16.5m (4 storeys)                              | 16.5m (4 storeys)   | None   |
| <b>Takanini</b>         | 12m   | 16.5m (4 storeys)                              | 16.5m (4 storeys)   | None   |
| <b>Te Atatu (North)</b> | Unlimited   | 16.5m (4 storeys)                              | 16.5m (4 storeys)   | None   |
| <b>Three Kings</b>      | Maximums range from 8m to 9m  | 32.5m (8 storeys)                              | Maximums range from 16.5m (4 storeys) to 24.5m (6 storey) | None   |
| <b>Warkworth</b>        | 10.5m   | 10.5m  | Maximums range from 8.5m (2 storeys) to 16.5m (4 storeys) | Subject to special rules including the Warkworth 3 precinct                          |
| <b>Wellsford</b>        | 10.5m   | 12.5m  | 16.5m (4 storeys)   | None   |
| <b>Whangaparaoa</b>     | 10.5  | 16.5m (4 storeys)                              | 16.5m (4 storeys)   | None   |



Graphic demonstrating possible development in a Metropolitan Centre zone.