

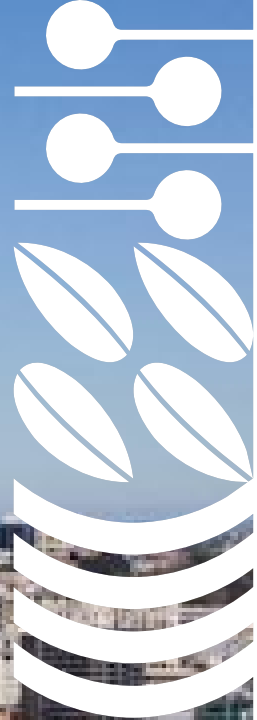
City Centre intensification to deliver NPS UD

Presentation to ACCAB

27 April 2022



Auckland's City Centre is an iconic shape and form controlled for decades by specific planning provisions



- Introduction to NPS UD
- Implications: City Centre Zone
- Outline the councils preliminary thinking on how to respond
- Timelines and feedback



National Policy Statement on Urban Development

Policy 3:

- In relation to tier 1 urban environments, regional policy statements and district plans enable:
 - (a) in the city centre, building heights and density of urban form to realise **as much development capacity as possible**, to maximise benefits of intensification;



Understanding and implementing intensification provisions for the NPS-UD

In practice, ‘as much as possible’ means removing unnecessary and unreasonable barriers to accommodate the maximum amount of development capacity that can be realised. Removing these barriers will help to enable greater up-zoning in city centres where intensification will have the greatest benefits.

Practically, ‘as much as possible’ will likely look different in various urban environments. City centres are a step up in the zoning hierarchy from metropolitan centres, so enabling as much development capacity as possible is expected to mean greater than six storeys (because six storeys is the minimum for metropolitan centres). Tier 1 local authorities should be considering the level of demand and accessibility in determining what heights and densities can be enabled.



Understanding and implementing
intensification provisions for the
National Policy Statement on
Urban Development

no maximum building heights or maximum gross floor area (GFA) standards in city centre zones or large parts of city centre zones

development standards may limit building height and density, where there is evidence that doing so will contribute to a well-functioning urban environment



Understanding and implementing intensification provisions for the NPS-UD

In giving effect to this policy requirement, local authorities need to step through the following:

Consider what 'as much as possible' is going to mean in the city centre, taking into account local circumstances and factors – specifically, the level of demand and accessibility should be key considerations.

Consider if any of the qualifying matters (eg, matters of national importance, open space, heritage orders or other matters) apply to the city centre.

Review the current city centre controls and determine if they are enabling enough to support the outcomes intended in the NPS-UD and by Policy 3(a). If not, the controls will need to be amended accordingly.



Qualifying matters

(a) a matter of national importance

- the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers
- the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga
- the protection of historic heritage from inappropriate subdivision, use, and development
- D14 Volcanic Viewshafts and Height Sensitive Areas
- D17 Historic Heritage
- D21 Sites and Places of significance to Mana Whenua

(d) open space provided for public use, but only in relation to the land that is open space

(h) any other matter that makes high density development as directed by Policy 3 inappropriate in an area

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in the City Centre (e.g. Admission of sunlight into public places, Aotea Square height control)
- D19 Auckland War Memorial Museum Viewshaft



Understanding and implementing intensification provisions for the NPS-UD

In giving effect to this policy requirement, local authorities need to step through the following:

In maximising the benefits of intensification, consider whether enough intensification has been enabled to support outcomes such as transport choice, accessibility and climate emissions reduction. If you are not maximising the benefits of intensification due to other factors (eg, character), ensure the effects of doing so have been taken into account using adequate evidence in a section 32 report.

As directed by Policy 6, consider what 'as much as possible' will mean for the urban environment in terms of urban form, amenity changes and the benefits of urban development. Local authorities will need to ensure the specific outcome of enabling as much development capacity as possible is consistent with the wider NPS-UD policy direction.

Consider if the outcome and/or decision on what 'as much as possible' means for the city centre environment will ensure that a well-functioning urban environment is achieved.





In some urban environments, there may be circumstances or factors, which are linked to the qualifying matters in the NPS-UD that will mean these will need maximum height limits or GFAs in city centre zones.

Any such decisions will need to be supported by robust evidence and analysis.

Where heights and density within city centres are scaled below maximum levels due to other circumstances or factors, the trade-offs of this approach should be clearly articulated in a section 32 report.



CITY FORM



Boston



Vancouver



San Francisco



New York



Sydney



Auckland



Existing built form and AUP controls



Principled approach to intensification and qualifying matters within the City Centre

Fewer, simpler, more targeted controls

Protecting sunlight and daylight to open spaces

Protecting amenity and retaining the “human scale” of streets

Enabling tall slender towers with space between them to allow sunlight, daylight and views to permeate the city centre

Protecting local and regionally significant views

Protecting the outcomes achieved by the existing city centre precincts

Protecting the relationship between the city centre and the Waitemata Harbour

Protecting historic heritage in the city centre

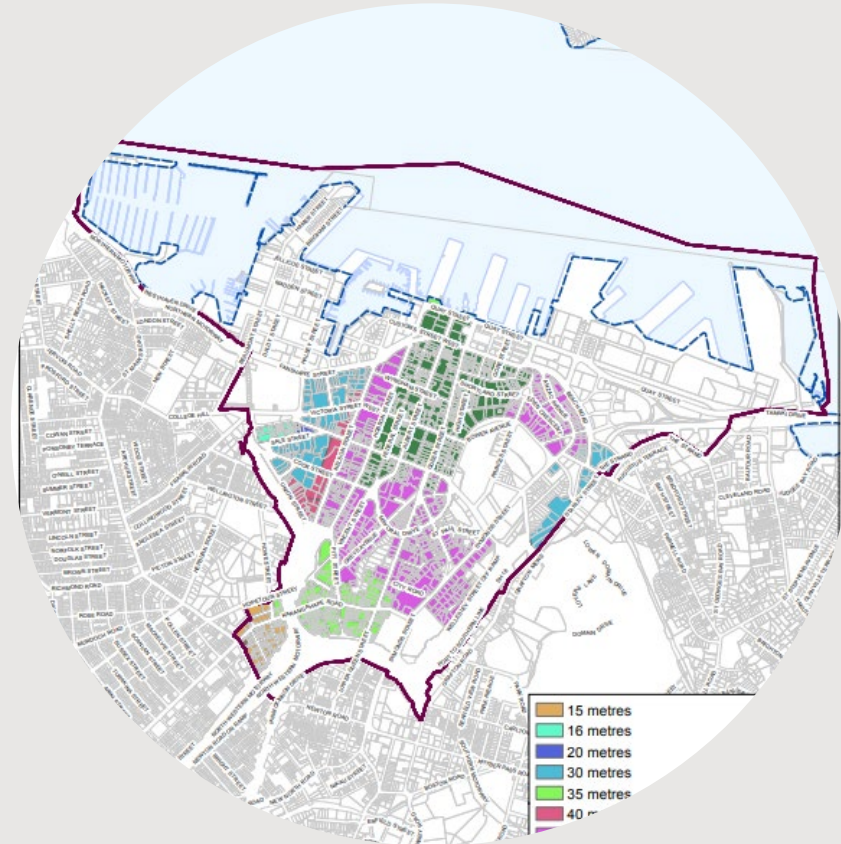
Promoting climate change resilience



Maximum Building Height

Remove
height
standards
~~50m~~

Remove height controls to allow unlimited height throughout the zone



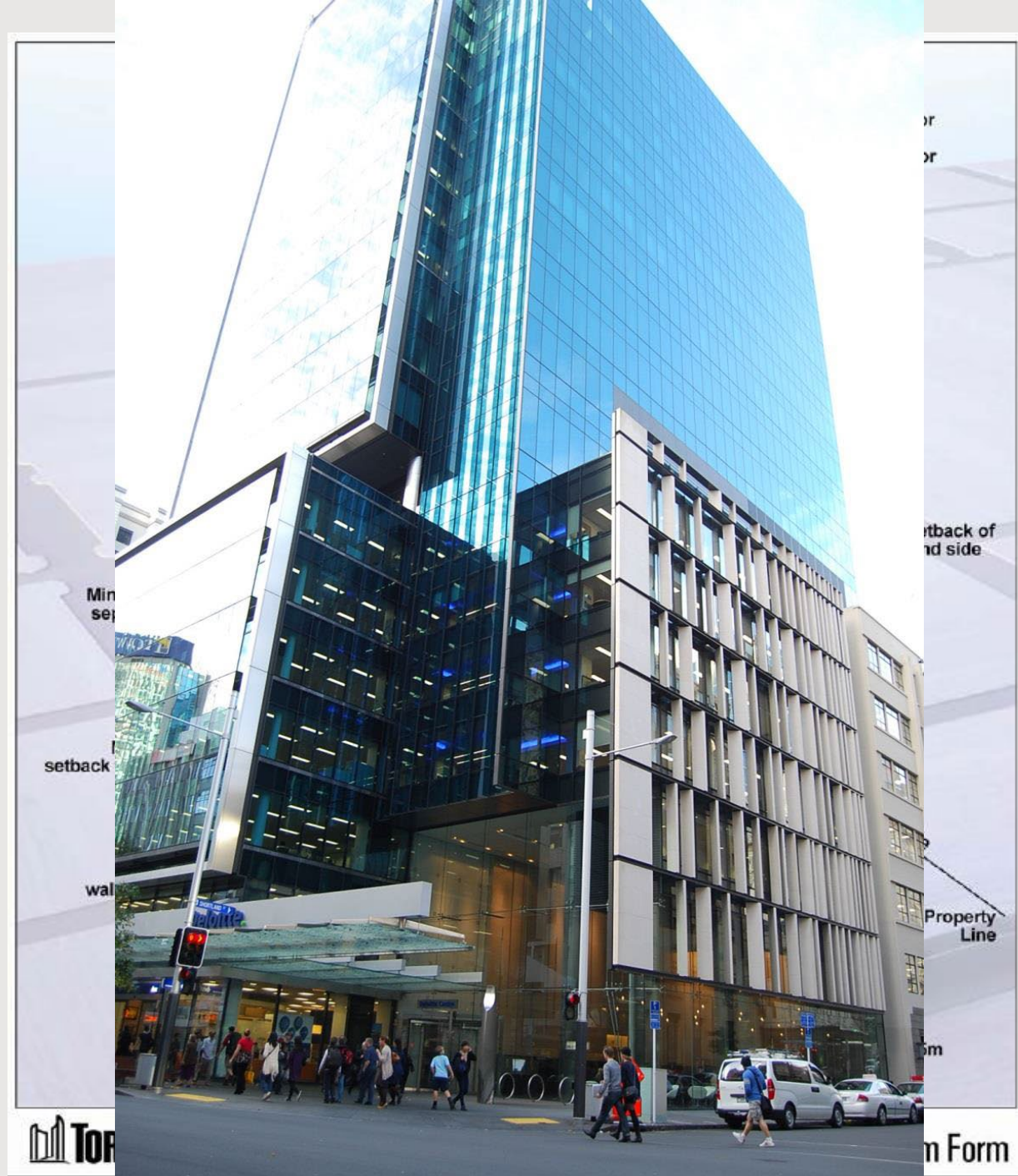
Use tower dimension controls and setbacks to create tall slender towers and human scale podiums



Tower dimension control will keep the built form slender relative to the site.

More development capacity than the existing height controls

Towers setbacks from narrow streets retain intimate pedestrian scale, reduces dominance, more sun and daylight





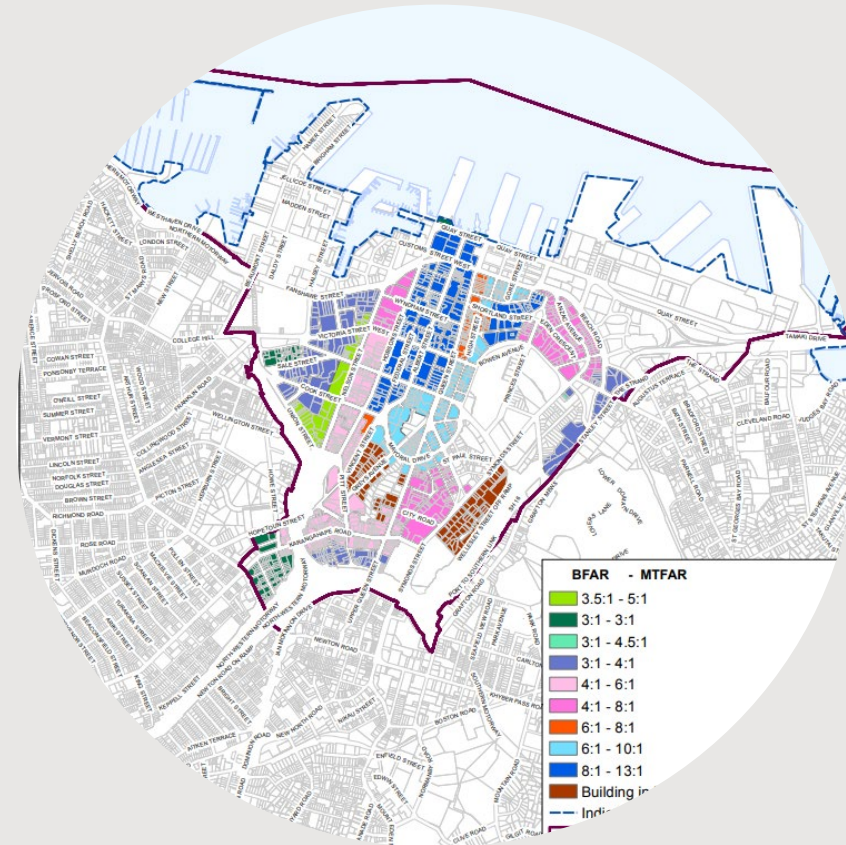
We may lose the ridge and valley, the primacy of the 'Queen Street Core' and the Sky Tower, and the transition to the edges (to be picked up by the NPS UD Walkable Catchment 1200m)



Maximum Density of urban form

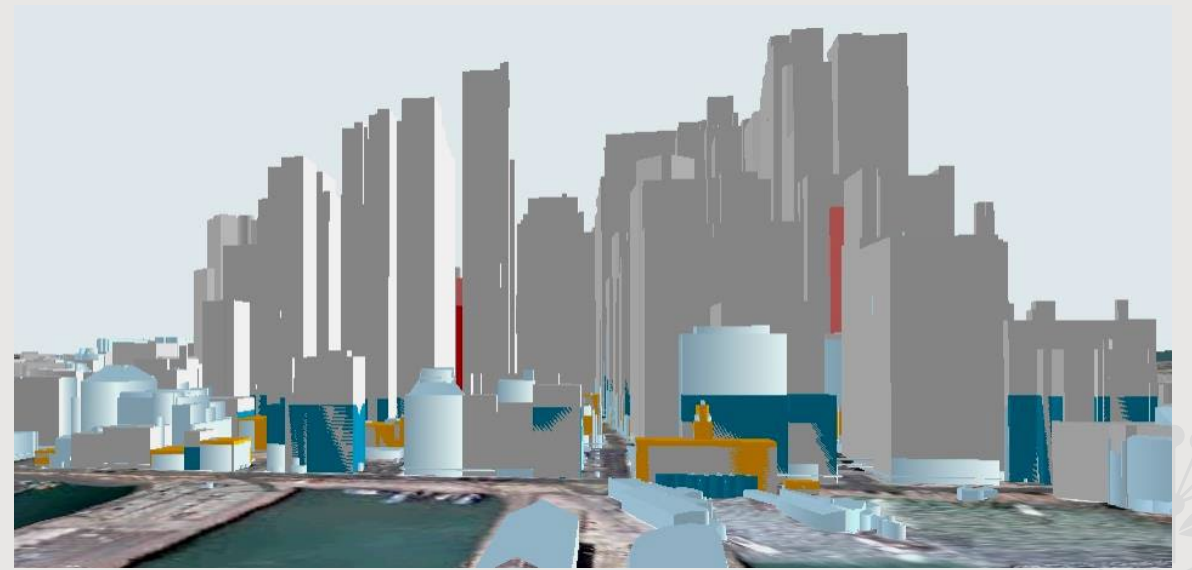
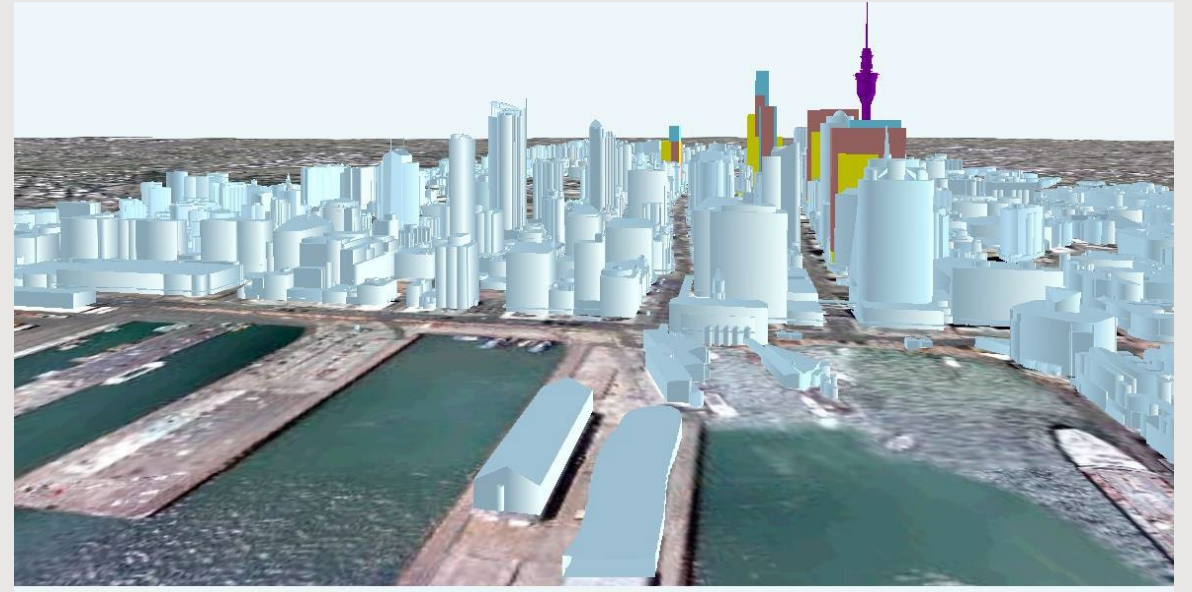
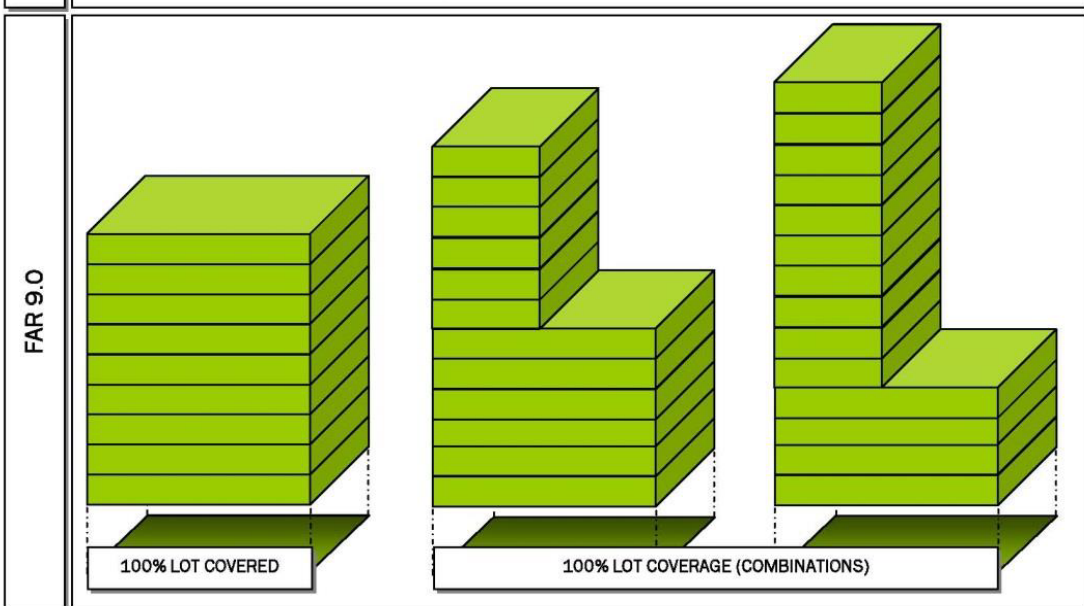
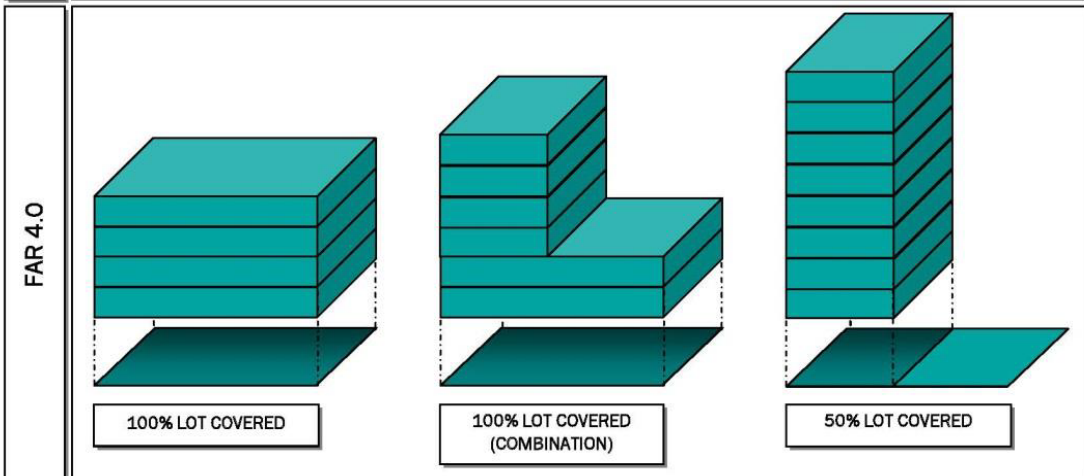
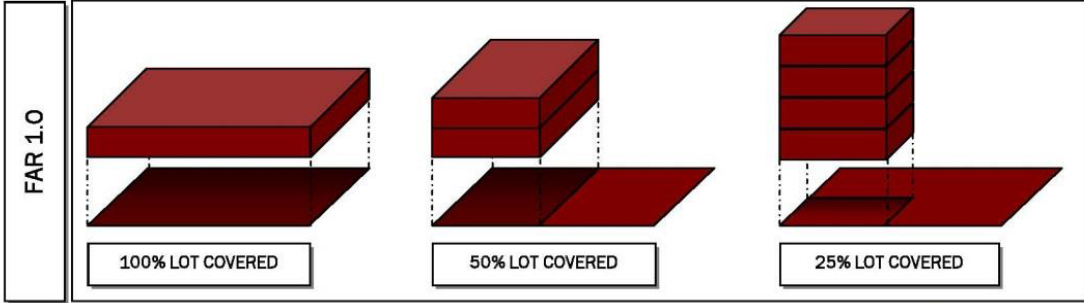
**Remove
GFA
standards**

Allow unlimited density of built form.
Maintain form outcomes using tower
dimension controls and setbacks.



Maintain minimum floor to floor
height, outlook space, minimum
dwelling size







Tall slender towers with podiums at street level and sunlight and daylight around them will provide amenity to occupants and to the street.



Draft Options for retain, remove and amend

**Remove
Bonus
provisions
including
heritage**

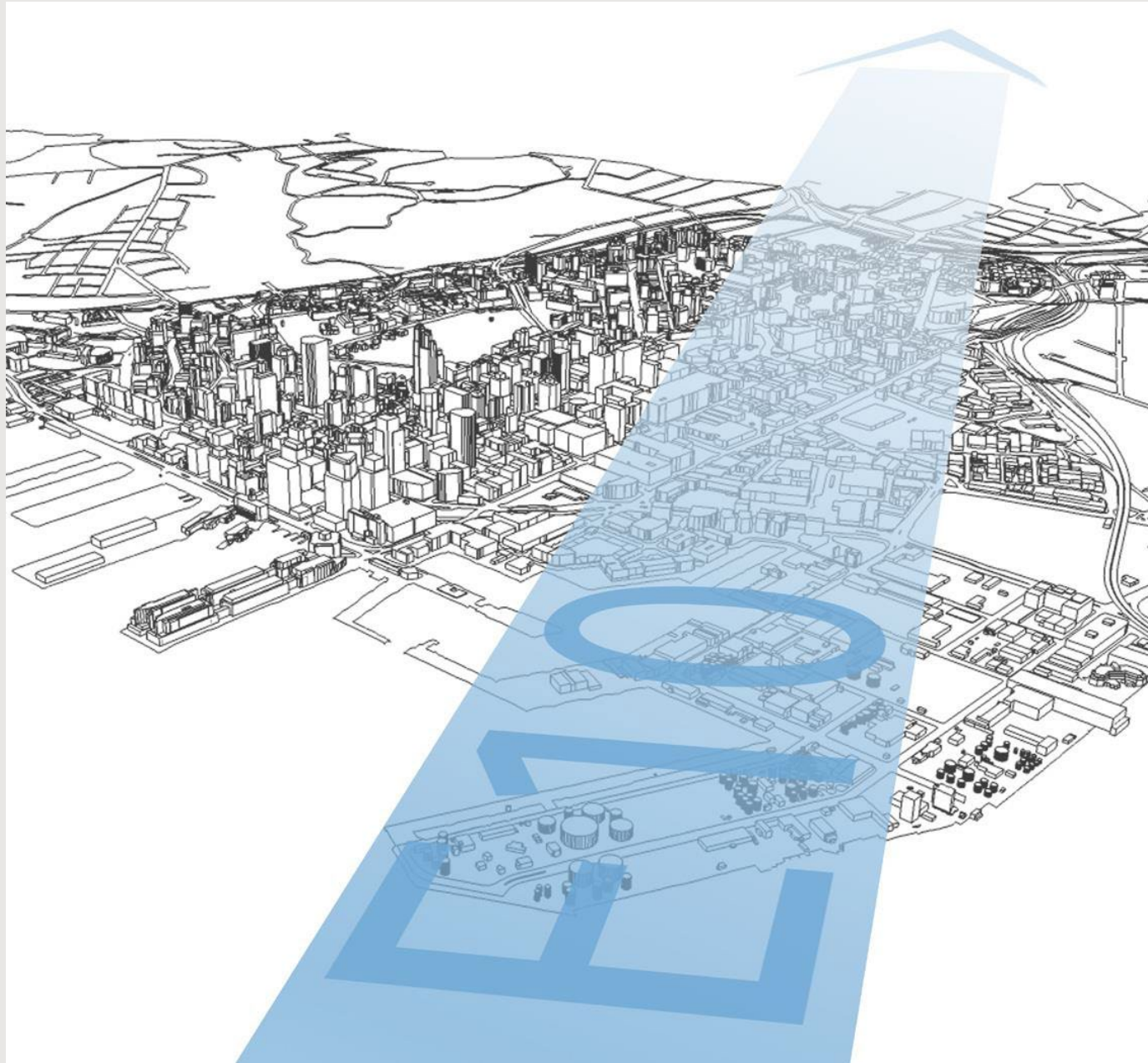
**Extend
Waterfront
recession
plane**

**Additional
sunlight
controls for
streets and
open spaces**

**Retain
viewshafts
and street
sightlines**

**Retain RDA
status for
new
buildings**





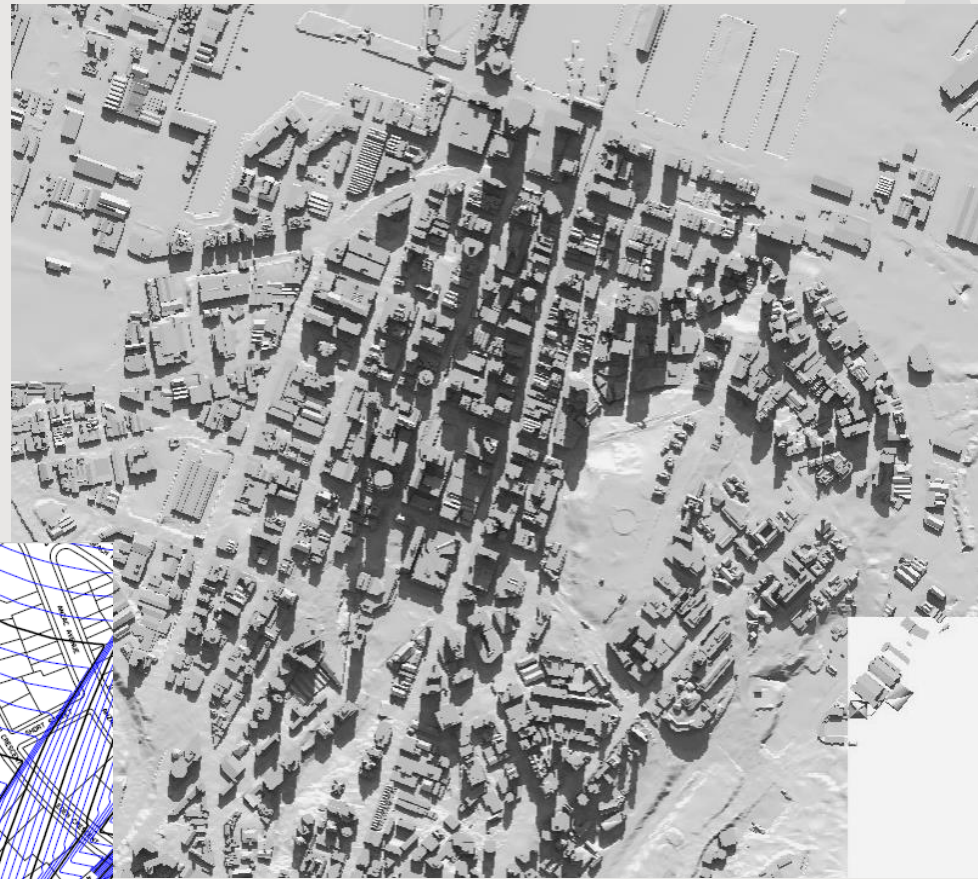
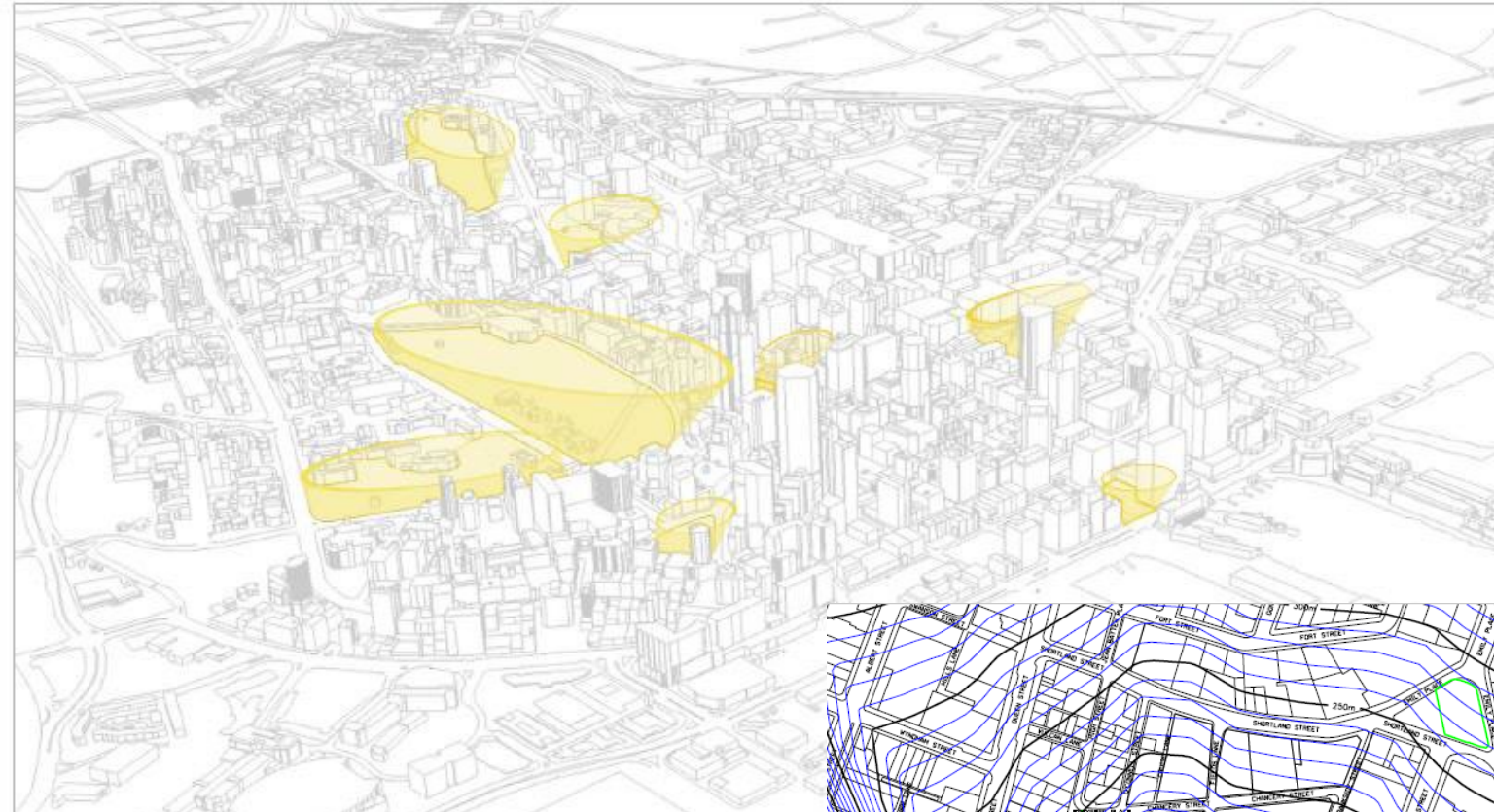


Figure 6: Admission of sunlight to Albert Park

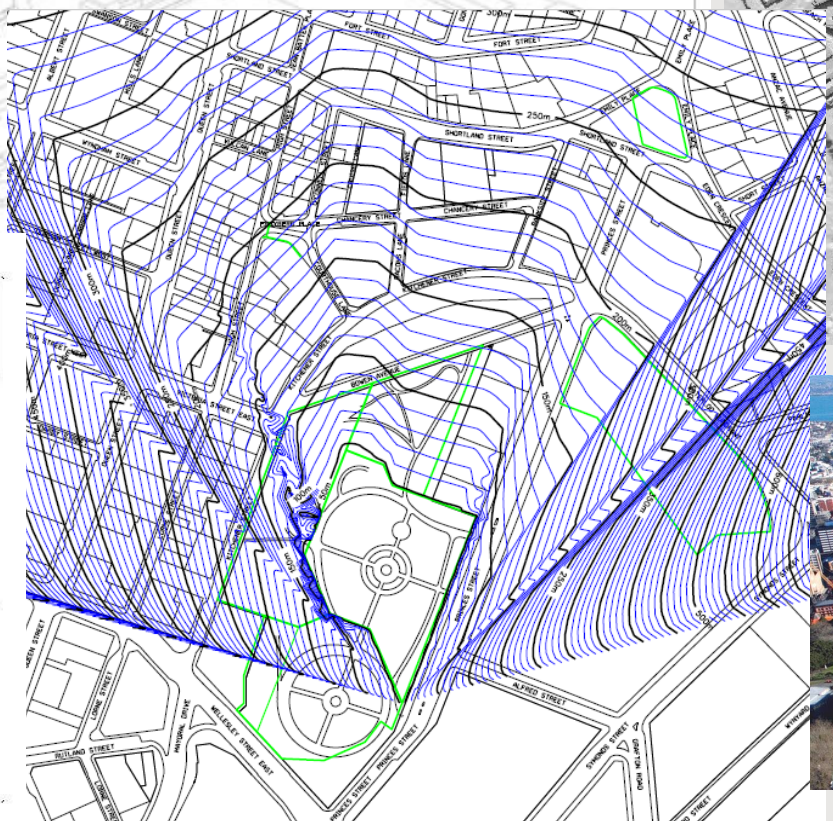
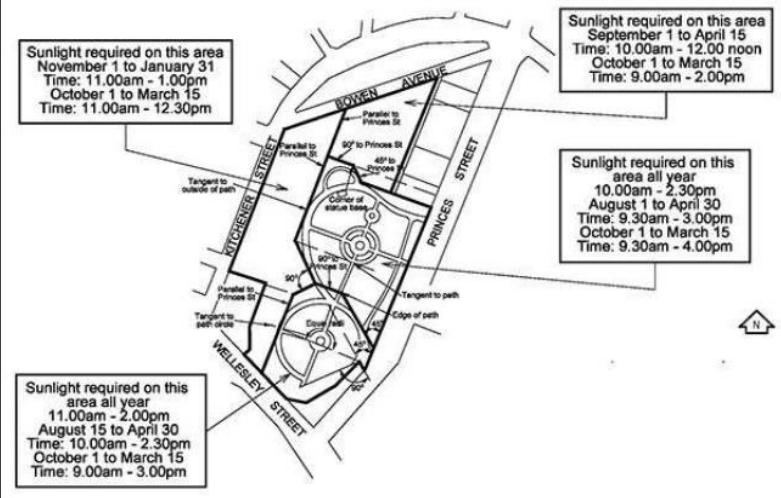


Figure H8.6.6.1 Harbour edge height control plane

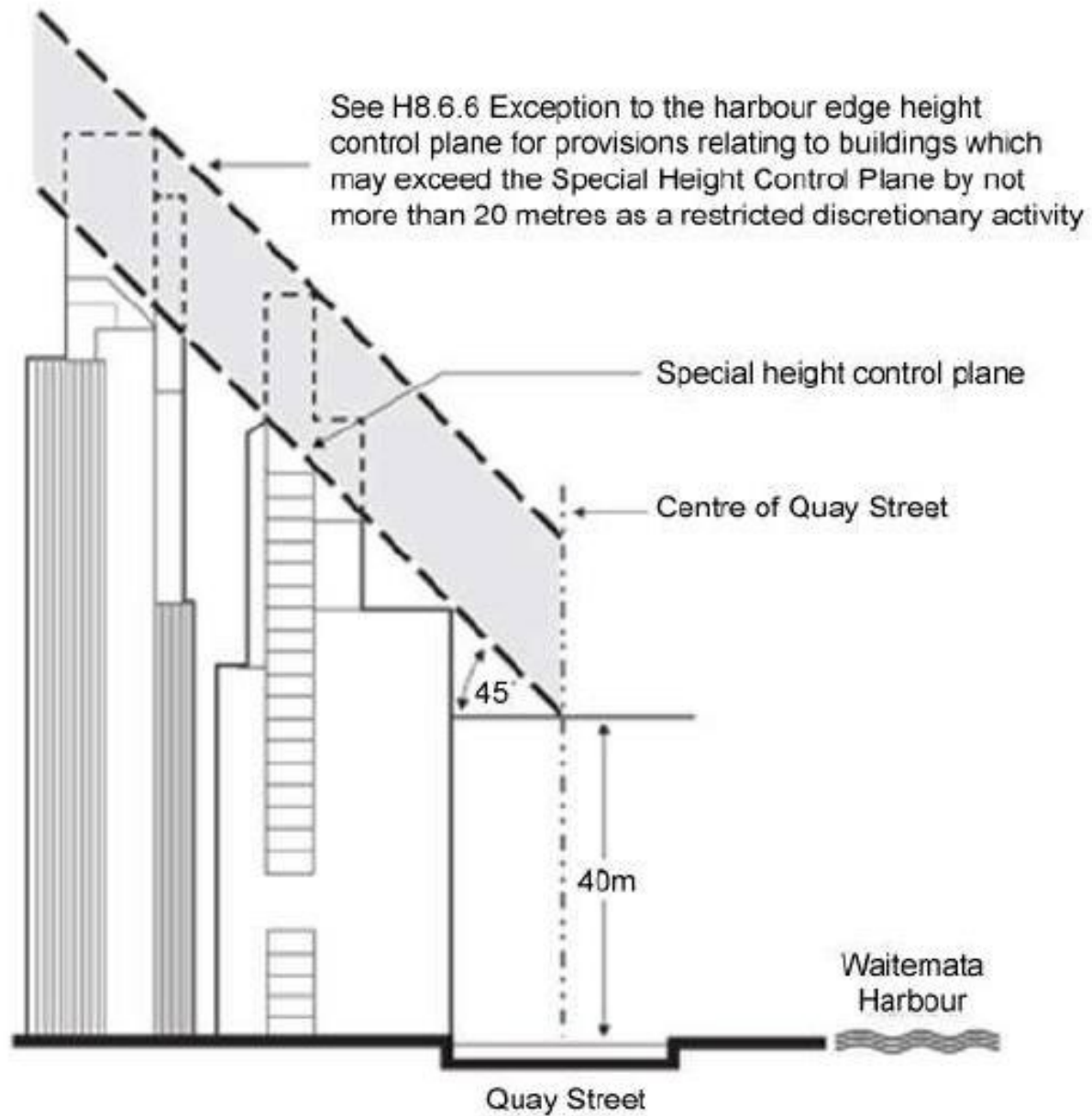
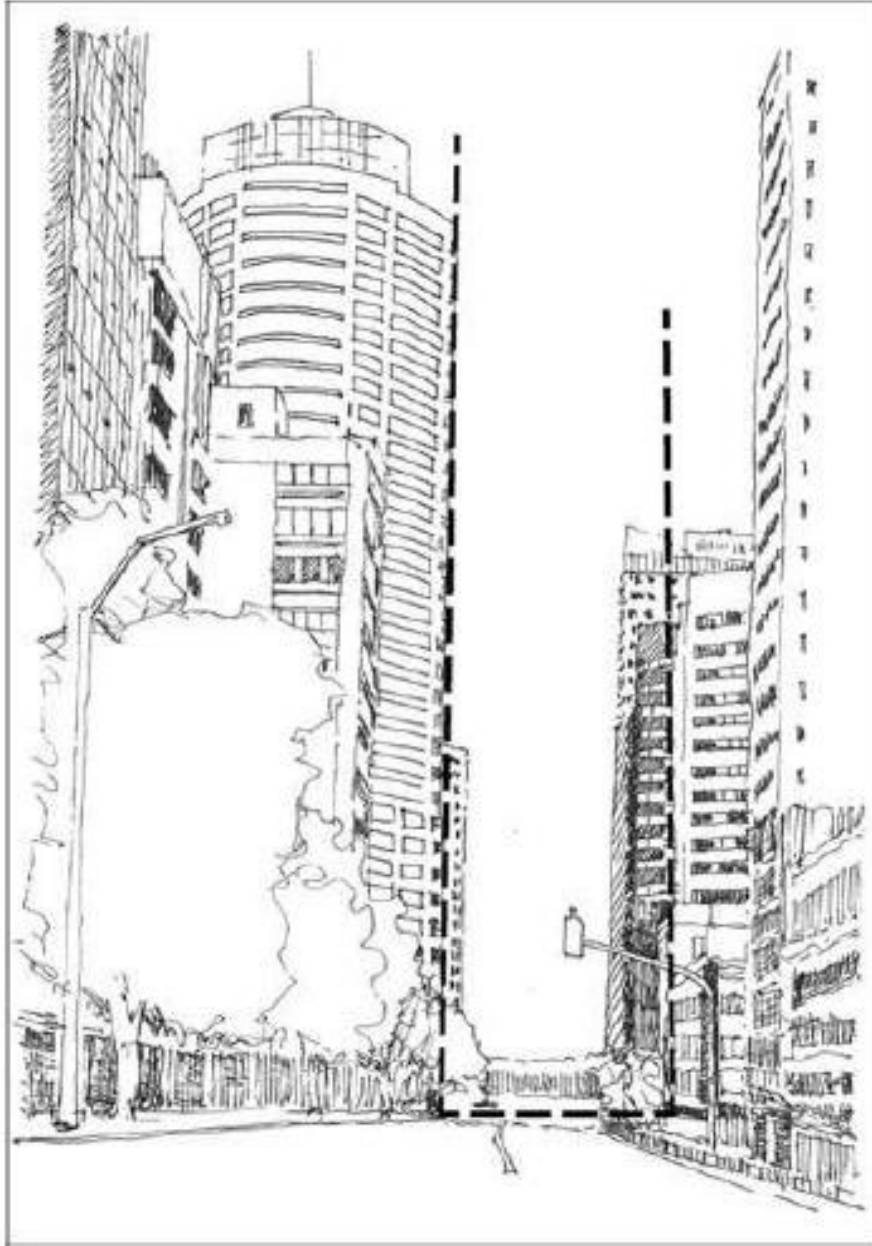
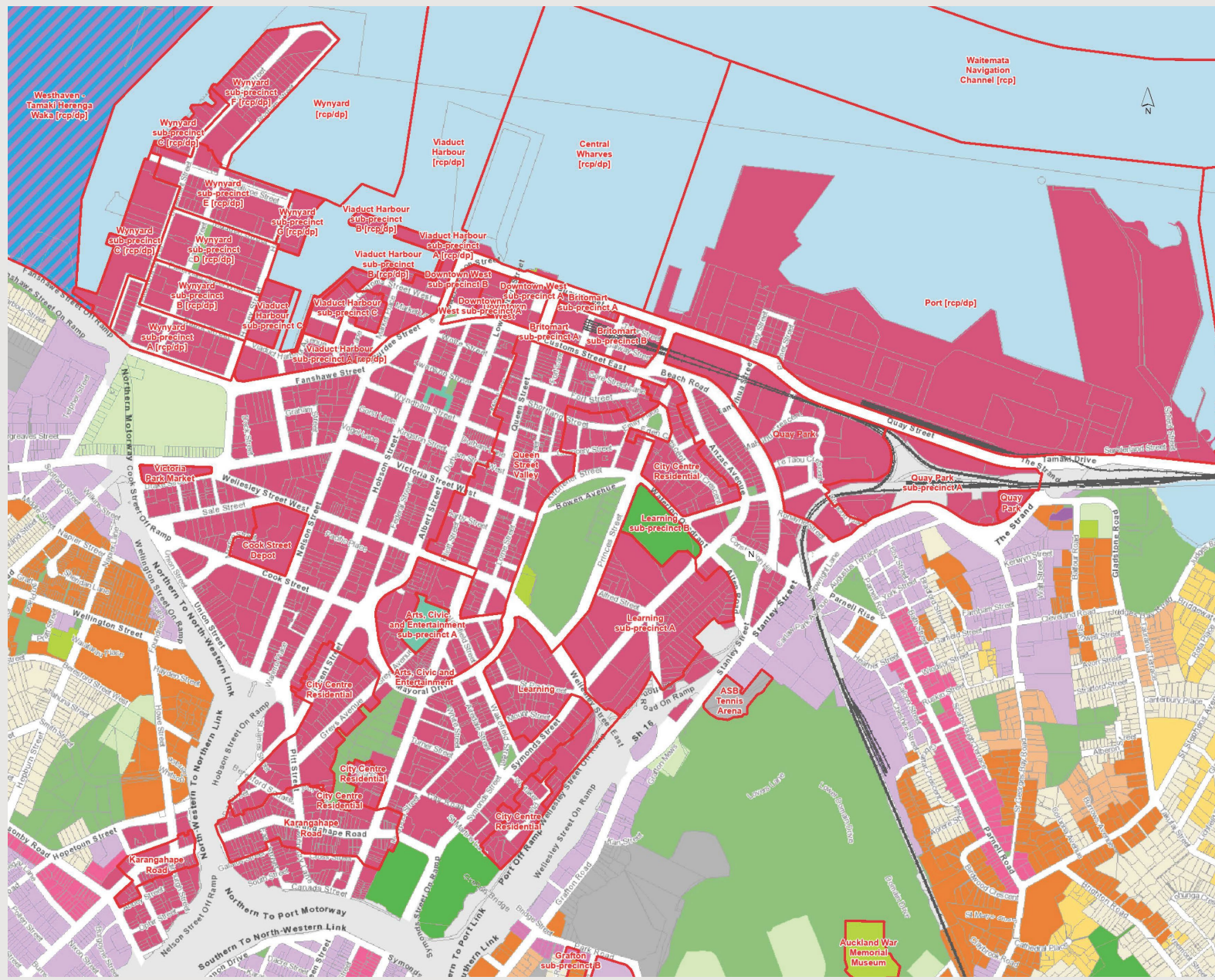


Figure 16: Sight line 16

Figure 16a



City Centre Precincts





Work we are doing - overview

Completed:

- Initial analysis of City Centre Zone and precincts to identify controls which restrict development capacity

In progress:

- Shading assessments for open spaces and streets
- Research into tall buildings in Auckland and international cities
- Waterfront/harbour edge review
- Drafting proposed changes to zone and precinct AUP chapters
- Landscape and visual effects assessment

Still to be done:

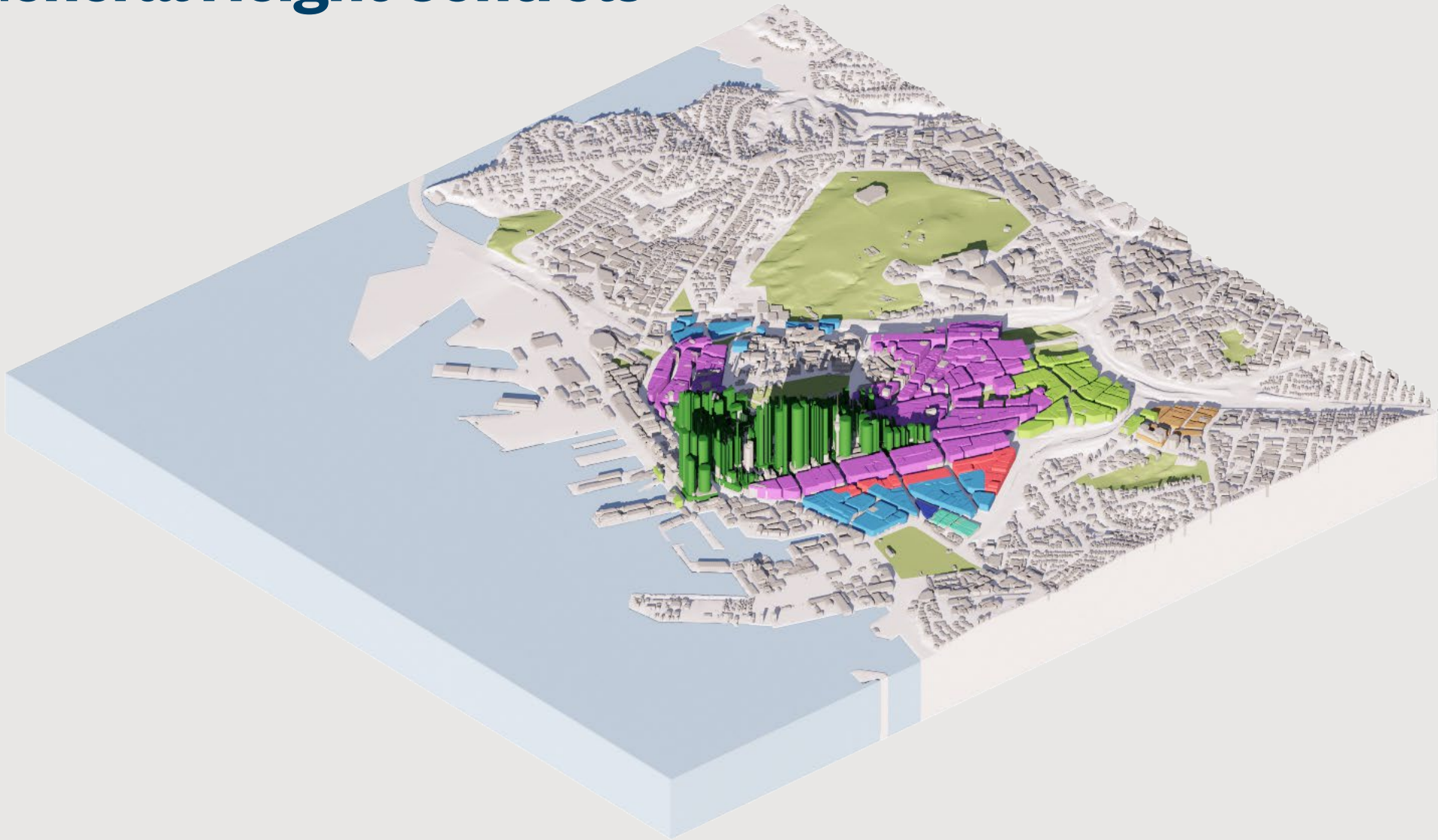
- Testing scenarios of built form controls, especially on tall towers
- Review of wind effects
- Street design / pedestrian realm



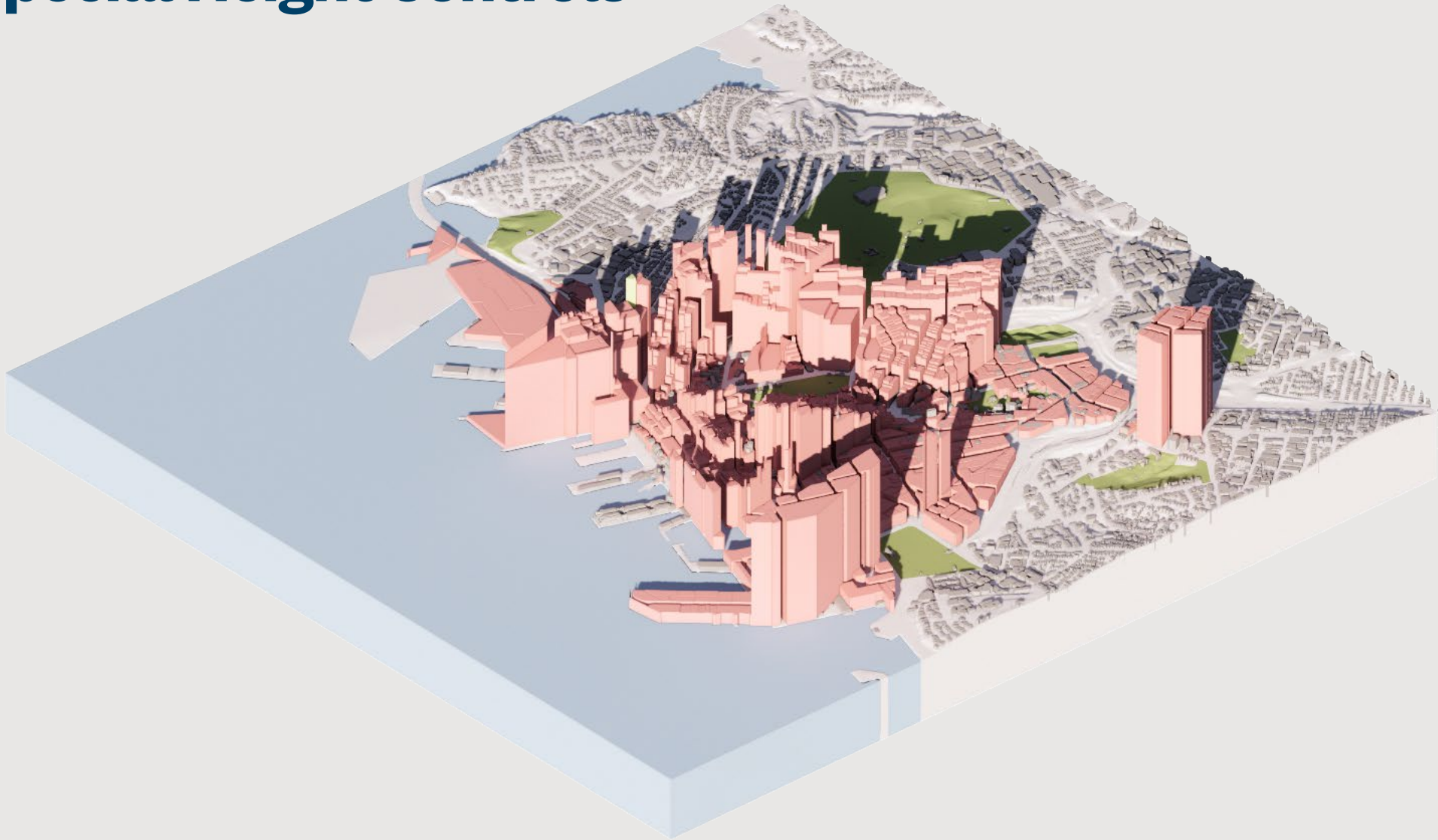
Existing built form



General Height Controls



Special Height Controls



Special Height & Precinct Controls



Building inventory

- Looking at towers in Auckland and Australian cities
- Analyzing site sizes, floorplate dimensions and areas, height, setbacks, relationship podium – tower
- In summary:
 - residential tower approx. 500sqm floorplate
 - commercial tower approx. 1500sqm floorplate
 - numerous towers in Auckland infringe the required 6m set back at 28m
 - international trend: residential narrow tall ‘pencil towers’ on small sites – min site width can be less than 10m, slenderness ratio 16:1





Building inventory – commercial towers



Commercial Bay (PWC Tower) 2020
 1, 7 and 21 Queen Street
 Warren & Mahoney / Woods Bagot / NH Architecture
 Office / Retail
 – 180m / 41 Storeys
 – Tower diagonal: 49.5m aprox.
 – Site Area: 10,335m²



Lumley Centre 2005
 88 Shortland Street
 Peddle Thorp & Aitken
 – Office
 – 125m / 29 Storeys
 – Tower diagonal: 53m aprox.
 – Site Area: 2,935m²



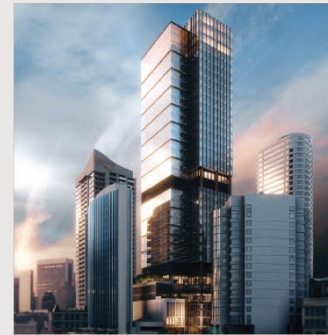
HSBC Tower (Former PWC) 2002
 188 Quay Street
 Norman Disney & Young
 – Office
 – 142m / 29 Storeys
 – Tower diagonal: 43m aprox.
 – Site Area: 4,730m²



Vero Tower (Centre) 2000
 48 Shortland Street
 Peddle Thorp + Walker
 – Office
 – 170.3m / 39 Storeys
 – Tower diagonal: 45m aprox.
 – Site Area: 4,426m²



ANZ Centre 1991
 23-29 Albert Street
 Hassell
 – Office
 – 159m / 37 Storeys
 – Tower diagonal: 42m aprox.
 – Site Area: 3,295m²



Wolfe St 2025*
 3 - 15 Albert Street and 9 Wolfe Street
 Cox Architects
 – Commercial
 – 177.4m / 37 Storeys
 – Tower diagonal: 50.8m aprox.
 – Site Area: 4,371m²





Building inventory – residential towers



Seascapes
87 Customs Street East
Peddle Thorp Architects

- Office / Residential
- 187m / 56 Storeys
- Tower diagonal: 28m approx.
- Site Area: 2,629m²



The Pacifica 2020
8 - 12 Commerce St, and 9A Gore St
Plus Architecture

- Residential
- 178.7m / 57 Storeys
- Tower diagonal: 38m approx.
- Site Area: 2,147m²



Harbour City (Oaks Residences) 2006
16 Gore Street
Multiplex

- Residential / Hotel
- 130m / 29 Storeys
- Tower diagonal: 38m approx.
- Site Area: 1,852m²



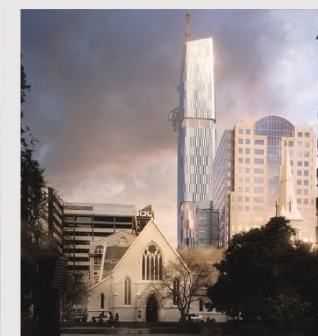
Indigo Hotel (Saffron Tower)
51-53 Albert Street
Scott Carver

- Hotel
- 161.7m / 40 Storeys
- Tower diagonal: 31.5m approx.
- Site Area: 645m²



NDG Tower (Auckland Centre)
106-108 Albert Street
Paul Brown

- Hotel / Residential
- 209m / 52 Storeys
- Tower diagonal: -
- Site Area: 4,417m²



Federal Street Residences
65 Federal Street
Peddle Thorp / Woods Bagot Architects

- Residential / Hotel
- 183m / 54 Storeys
- Tower diagonal: 58m approx.
- Site Area: 810m²



Shading Assessment

- Analysis of selected open spaces and streets at key times
- Scenarios:
 1. Shadowing from existing built form
 2. Shadowing from general height controls (AUP-OP)
 3. Shadowing from special height controls (AUP-OP)



Selected Open Spaces & Streets



- Legend
- 1 Mahuhu ki-te-Rangi Park
 - 2 Te Taou Reserve
 - 3 Fraser Park
 - 4 Auckland Domain
 - 5 Constitution Hill
 - 6 Parliament Reserve
 - 7 Grafton Cemetery East
 - 8 Grafton Cemetery West
 - 9 Wakefield Reserve
 - 10 ASB Tennis Centre
 - 11 Auckland Bowling Club
 - 12 Basque Park
 - 13 Western Park
 - 14 Victoria Park
 - 15 Wynyard Commons
 - 16 Silo Park
 - 17 Wynyard Wharf
 - 18 Wynyard Point
 - 19 Waitemata Plaza
 - 20 Te Wānanga
 - 21 Queens Wharf
 - 22 Station Plaza
 - 23 Te Ara Tahuu
 - 24 Takutai Square
 - 25 Dove Myer Robinson Park
 - A Queen Street
 - B Karangahape Road
 - C Quay Street
 - D Symonds Street
 - E Albert Street
 - F Lorne Street
 - G Fort Street
 - H Princes Street
 - I High Street
 - J Victoria St Linear Park
 - K Daldy St Linear Park
 - L Princes Wharf Access
 - M Viaduct Harbour Access



Shading Assesements



Site 4 - Auckland Domain

DRAFT

Site Information	
Zone	Open Space - Informal Recreation Zone, Open Space - Sport and Active Recreation Zone, Open Space - Community Zone
Precinct	N/A
Site Area	754406m ²
Site Dimensions	1243m x 948m
General Height Control	N/A
Special Height Controls	N/A



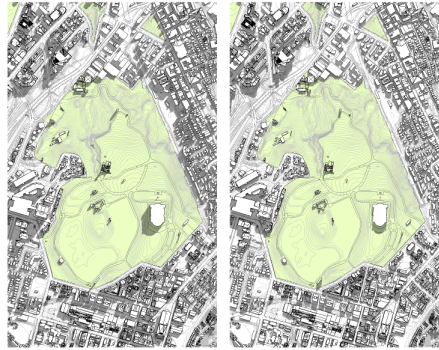
Shading Assesements



Shading Assessment

DRAFT

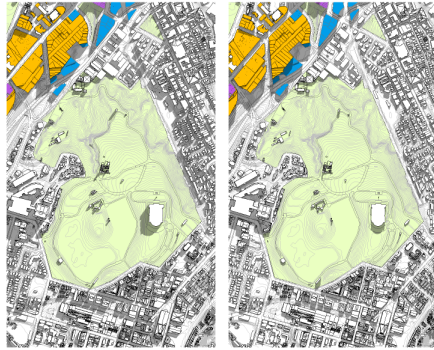
Existing built form



EXISTING 10AM

EXISTING 12PM

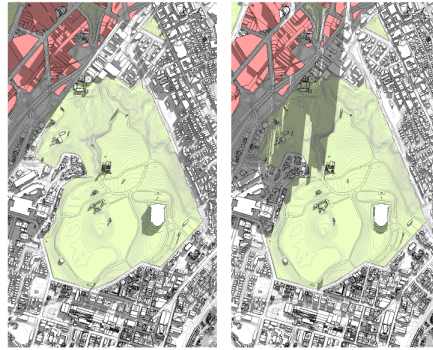
General height controls (incl. precincts)



GENERAL 10AM

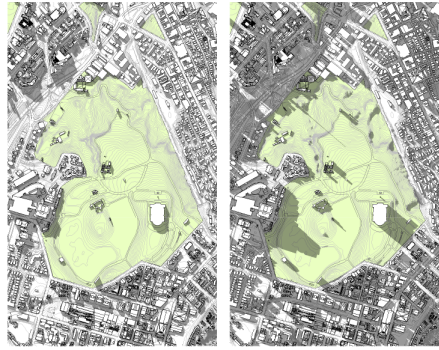
GENERAL 12PM

Special height controls (excl. precincts)



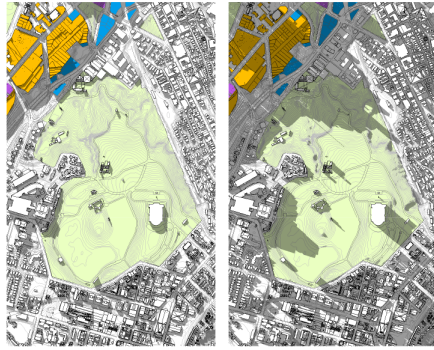
EXISTING 10AM

SPECIAL 12PM



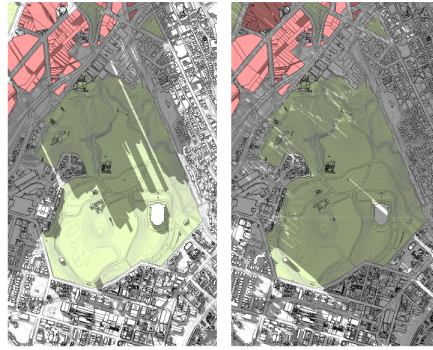
EXISTING 2PM

EXISTING 4PM



GENERAL 2PM

GENERAL 4PM



SPECIAL 2PM

SPECIAL 4PM

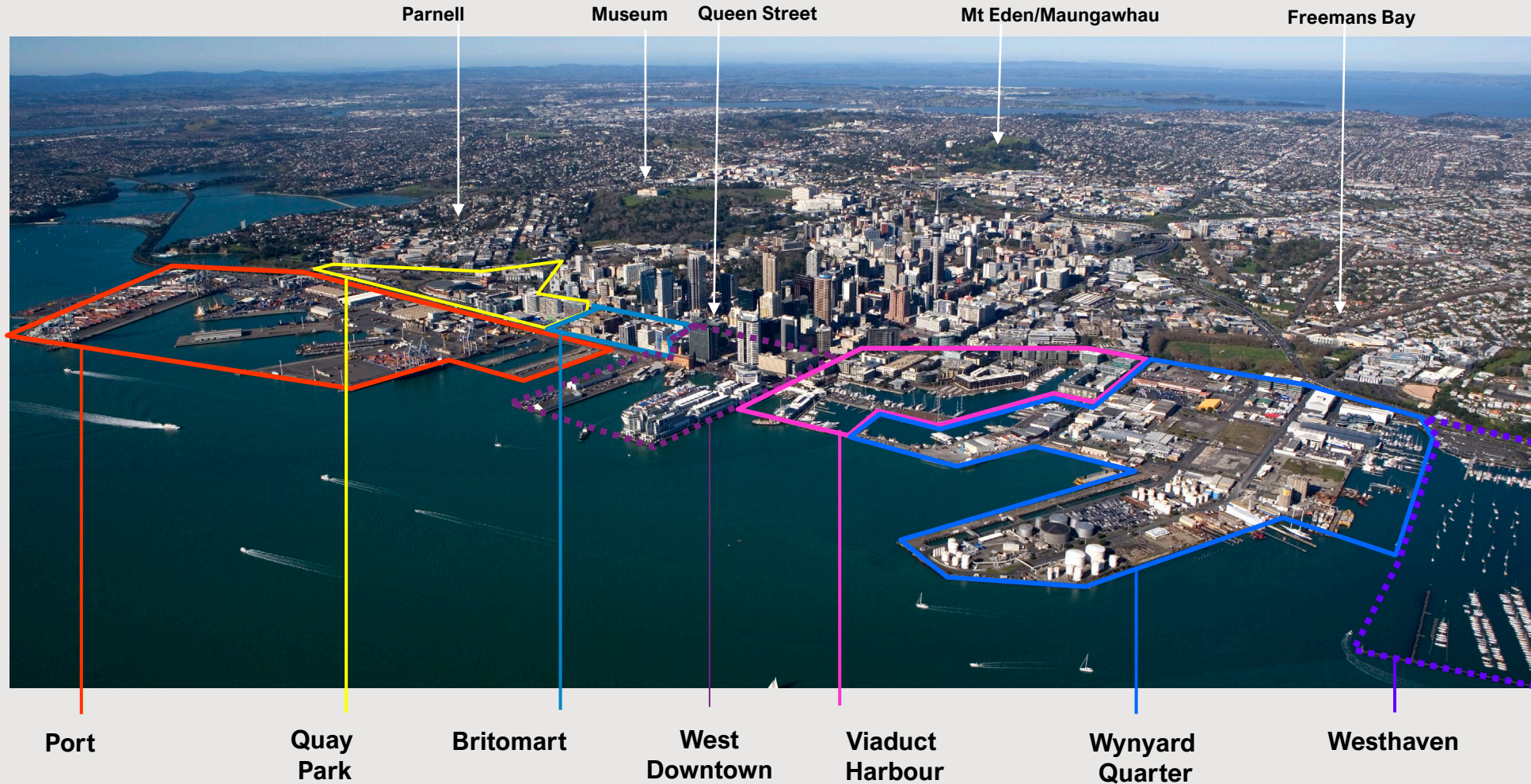


architectus | Auckland City Centre NPSUD

Drawing: SITE 4 - AUCKLAND DOMAIN
 Drawing no: SUN STUDY
 Issue: SK 0-04A
 Date: -
 Job no: 2210



Waterfront precincts



Timelines and Feedback



[Home](#) » [Government's new housing rules: what it means for Auckland](#)

Government's new housing rules: what it means for Auckland





April
2022



Information Sheet #8 The City Centre Zone

During April and May 2022, Auckland Council is asking Aucklanders for their feedback on potential changes to the Auckland Unitary Plan (AUP) – our city’s planning rulebook – to allow for more housing at greater heights and density.

This information sheet explains the council’s preliminary response to intensification in Auckland’s city centre.

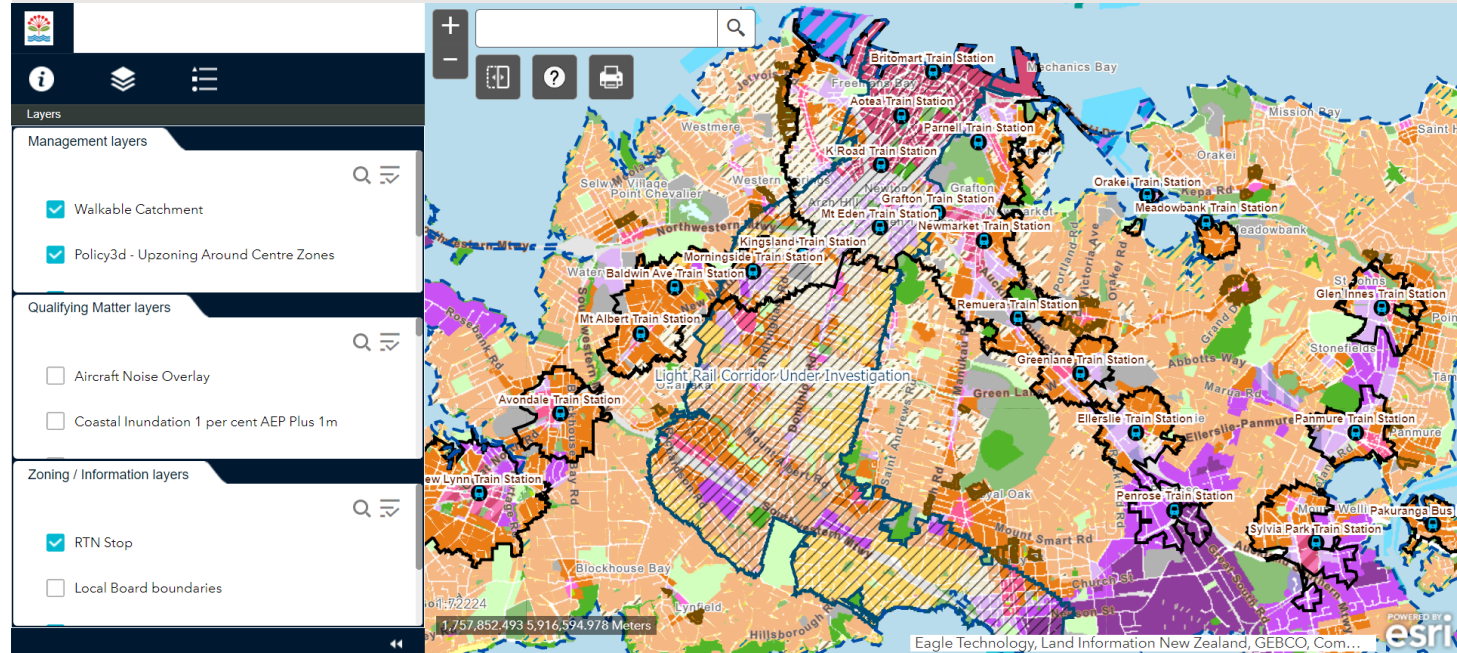
The government’s approach to more housing

The government’s National Policy Statement on Urban Development (NPS-UD) came into force in August 2020. The NPS-UD directs Auckland Council to enable more building height and housing density within and around Auckland’s city centre, metropolitan centres and rapid transit stops such as train and busway stations.


In December 2021, the government also made amendments to the Resource Management Act. The legislation now requires the councils of New Zealand’s largest and rapidly growing cities – Auckland, Hamilton, Tauranga, Wellington and Christchurch – to apply new Medium Density Residential Standards (MDRS).

Through the use of MDRS the government requires the council to enable medium-density housing across most of Auckland’s suburbs. Three dwellings of up to three-storeys, including terrace housing and low-rise apartments, must be permitted on most residential properties. Four dwellings or more dwellings must be enabled through a non-notified resource consent.


To deliver the NPS-UD and the MDRS, the council is required to publicly notify changes to the AUP by 20 August 2022.



Supporting Information

 Information Sheet #1: Overview of draft changes for intensification (959 KB) (pdf)

 Information Sheet #2: Walkable catchments (1.08 MB) (pdf)

 Information Sheet #3: Residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone (1.38 MB) (pdf)

 Information Sheet #4: Intensification around suburban centres (1000 KB) (pdf)

 Information Sheet #5: Medium Density Residential Standards (1.21 MB) (pdf)

 Information Sheet #6: Qualifying matters (Part 1) (962 KB) (pdf)

 Information Sheet #7: Qualifying matters (Part 2) (898 KB) (pdf)

 Information Sheet #8 The City Centre Zone (879 KB) (pdf)

Timelines and Feedback

Documents

 Feedback Form (151 KB) (pdf)

 Consultation Document (1.59 MB) (pdf)

Project Timeline



Tuesday 19 April - Monday 9 May 2022

Have your say on our preliminary response to the NPS-UD and the Act.



May 2022 - July 2022

Your feedback will be reviewed and will help inform our final proposed changes to the Auckland Unitary Plan. A summary of the feedback will be made available.



18 August - 15 September 2022

Public notification of the plan change. Make a submission on the publicly notified plan change, so that your views are considered during the statutory decision-making process.



From September 2022 through to 2024

An independent Hearings Panel (IHP) will consider all submissions and hear directly from people who submitted. The IHP will then make recommendations to us on the necessary changes to the Auckland Unitary Plan. If the council doesn't accept particular recommendations, they go to the Minister for the Environment for a final decision.



Questions?