

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 in Proposed Auckland Unitary Plan

- Height controls should take into account:
 - the status of the centre in the Auckland Plan hierarchy
 - public transport and future transport projects
 - the size and depth of the centre
 - the interface between zones
 - current building heights
 - topography
 - landscape features
 - historic heritage
 - 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 height restrictions
Albany, Botany, Henderson, Manukau	Unlimited (in parts)	72.5m (18 storeys)	72.5m (18 storeys)	None
New Lynn	25m	72.5m (18 storeys)	72.5m (18 storeys)	None
Newmarket	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
Papakura	21m	72.5m (18 storeys)	Maximums range from 24.5m (6 storeys) to 40.5m (10 storeys)	None
Sylvia Park	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
Takapuna	Maximums range from 8m to unlimited	Specific provisions dictate height	Specific provisions dictate height	Subject to special rules including Takapuna 1 precinct
Westgate/ Massey North	30m	72.5m (18 storeys)	32.5m	Subject to special rules including Massey North precinct
Town Centres			Heights	Other height restrictions
Avondale	12.5m	32.5m (8 storeys)	32.5m (8 storeys)	None
Birkenhead	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
Browns Bay	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
Devonport	9m	16.5m (4 storeys)	12.5m (3 storeys)	Subject to special rules including the blanket height sensitive area overlay (8m maximum)
Ellerslie	12.5m	12.5m	12.5m (3 storeys)	Subject to special rules including the special character overlay
Glen Eden	Unlimited	24.5m (6 storeys)	24.5m (6 storeys)	None
Glen Innes	Maximums range from 12.5m to 15m	32.5m (8 storeys)	32.5m (8 storeys)	None
Glenfield	Maximums range from 9m to 12m	24.5m (6 storeys)	Maximums range from 16.5m (4 storeys) to 24.5m (6 storeys)	None
Helensville	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
Highland Park	Unlimited	24.5m (6 storeys)	24.5m (6 storeys)	None
Howick	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
Hunters Corner	Unlimited	16.5m (4 storeys)	16.5m (4 storeys)	None

Town Centres			Heights	Other height restrictions
Kumeu/Huapai	Maximums range from 10.5m to 12.5m	16.5m (4 storeys)	16.5m (4 storeys)	Subject to special rules including the Kumeu precinct
Mangere	Unlimited	16.5m (4 storeys)	16.5m (4 storeys)	None
Manurewa	Unlimited	32.5m (8 storeys)	24.5m (6 storeys)	None
Milford	9m	32.5m (8 storeys)	Maximums range from 16.5m (4 storeys) to 24.5m (6 storeys)	None
Mt Albert	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
Newton / Upper Symonds St	15m	32.5m (8 storeys)	16.5m (4 storeys)	Subject to special rules including special character overlay
Northcote	9m	32.5m (8 storeys)	24.5m (6 storeys)	None
Onehunga	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
Orewa	10.5m	24.5m (6 storeys)	Maximums range from 8.5m (2 storeys) to 16.5m (4 storeys) to 24.5m (6 storeys)	None
Ormiston	16m	32.5m (8 storeys)	32.5m (8 storeys)	None
Otahuhu	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
Otara	Unlimited	16.5m (4 storeys)	16.5m (4 storeys)	None
Pakuranga	Unlimited	32.5m (8 storeys)	48.5m (12 storeys)	None
Panmure	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
Papatoetoe	Unlimited	24.5m (6 storeys)	24.5m (6 storeys)	None
Parnell	12.5m	12.5m (3 storeys)	12.5m (3 storeys)	Subject to special rules including special character overlay
Ponsonby	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
Pt Chevalier	12.5m	16.5m (4 storeys)	Maximums range from 16.5 (4 storeys) to 20.5 (5 storeys)	None
Pukekohe	12m	16.5m (4 storeys)	Maximums range from 12.5m (3 storeys) to 16.5m (4 storeys)	None

Town Centres			Heights	Other restrictions
Remuera	12.5m	16.5m (4 storeys)	16.5m (4 storeys)	None
Royal Oak	12.5m	32.5m (8 storeys)	24.5m (6 storeys)	Subject to special rules including volcanic viewshaft height sensitive areas overlay
Silverdale	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
St Lukes	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
Stoddard Road	Maximums range from 12.5m to 15m	16.5m (4 storeys)	16.5m (4 storeys)	None
Sunnynook	Maximums range from 8m to 9m	16.5m (4 storeys)	16.5m (4 storeys)	None
Takanini	12m	16.5m (4 storeys)	16.5m (4 storeys)	None
Te Atatu (North)	Unlimited	16.5m (4 storeys)	16.5m (4 storeys)	None
Three Kings	Maximums range from 8m to 9m	32.5m (8 storeys)	Maximums range from 16.5m (4 storeys) to 24.5m (6 storey)	None
Warkworth	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
Wellsford	10.5m	12.5m	16.5m (4 storeys)	None
Whangaparaoa	10.5	16.5m (4 storeys)	16.5m (4 storeys)	None



Graphic demonstrating possible development in a Metropolitan Centre zone.