

# PC78 Overview

## City Centre Zone

Auckland Council Visual Simulation



Alternative modelling of PC78 setback standards





# PC78 Overview

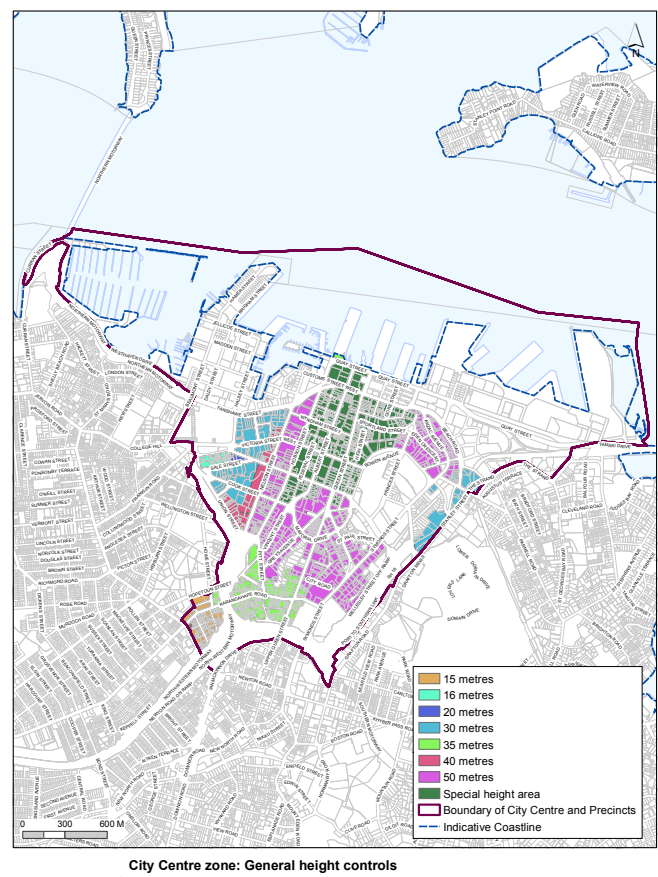
## City Centre Zone

### Special Height Area

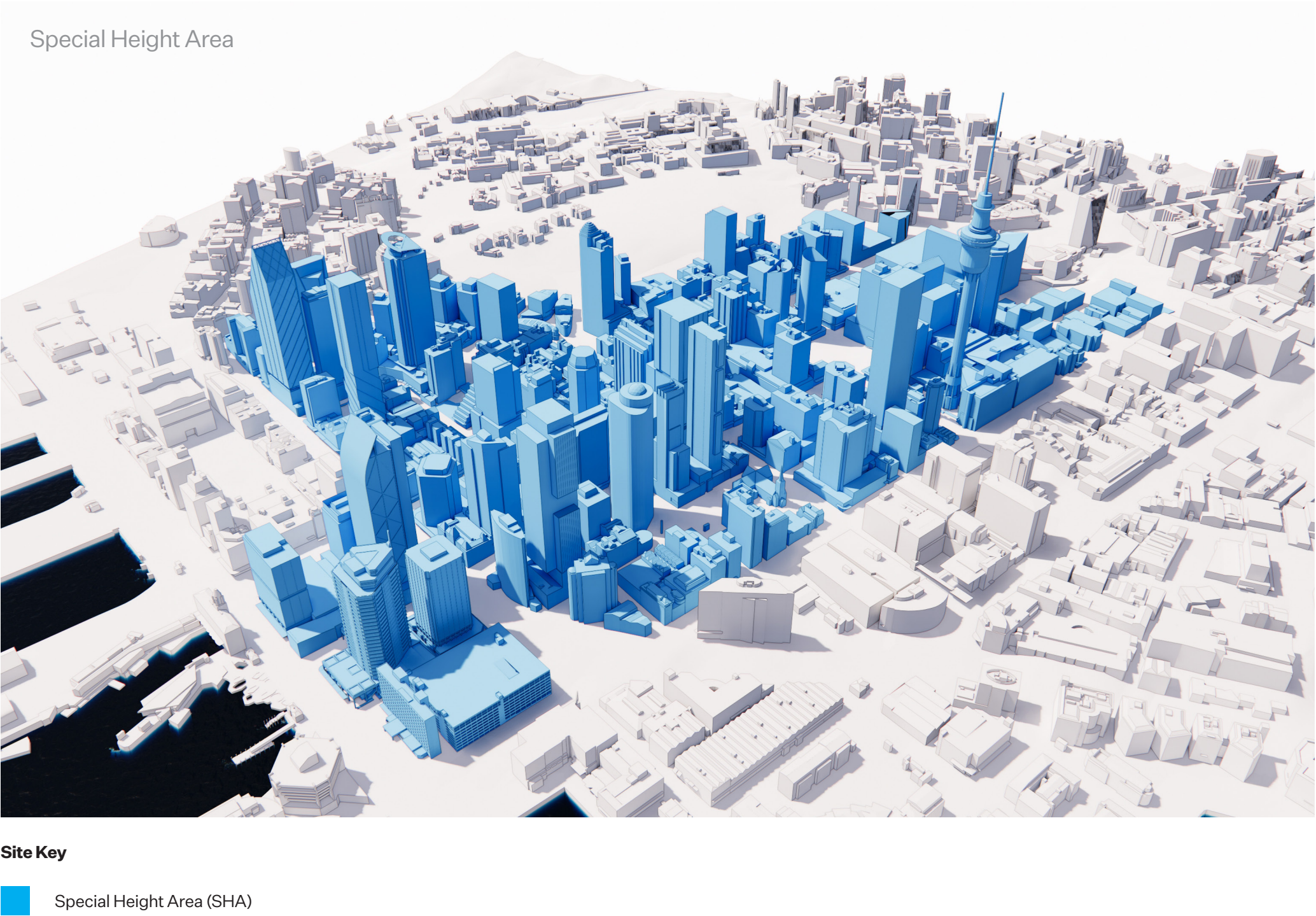
#### Overview

The adjacent image illustrates the existing buildings in the ‘Special height area’ within the city centre zone. In this area buildings are not considered to have a specific height limit other than a range of ‘special height controls’ (solar control plane,harbour edge standard, volcanic viewshafts etc).

For the purpose of this exercise, this Special Height Area was analysed to understand the impact and outcomes that could result from the implementation of PC78, with particular regard to the variable setback control proposed under H8.6.24.



Auckland Unitary Plan  
H8.11.3  
City Centre Zone: General Height Controls





# PC78 Overview

## City Centre Zone






### Excluded Sites

Within the special height zone there would be a number of sites that would realistically be unable to be developed in the foreseeable future. The adjacent diagram illustrated the sites that are omitted from this study on that basis. The specific categories omitted are as follow:

- Existing buildings taller than 60m
- Approved / under construction buildings taller than 60m
- Notable heritage buildings (majority of heritage sites are included within )
- Sites restricted by the volcanic view shaft (E10)



#### Site Key

	Sites with existing or under construction buildings greater than 60m in height (Excluded from development study)		Sites with approved buildings greater than 60m
	Remaining special height zones for development		Sites excluded due to undevelopable heritage constraints
			Sites excluded due to volcanic view shaft controls (E10)



# PC78 Overview

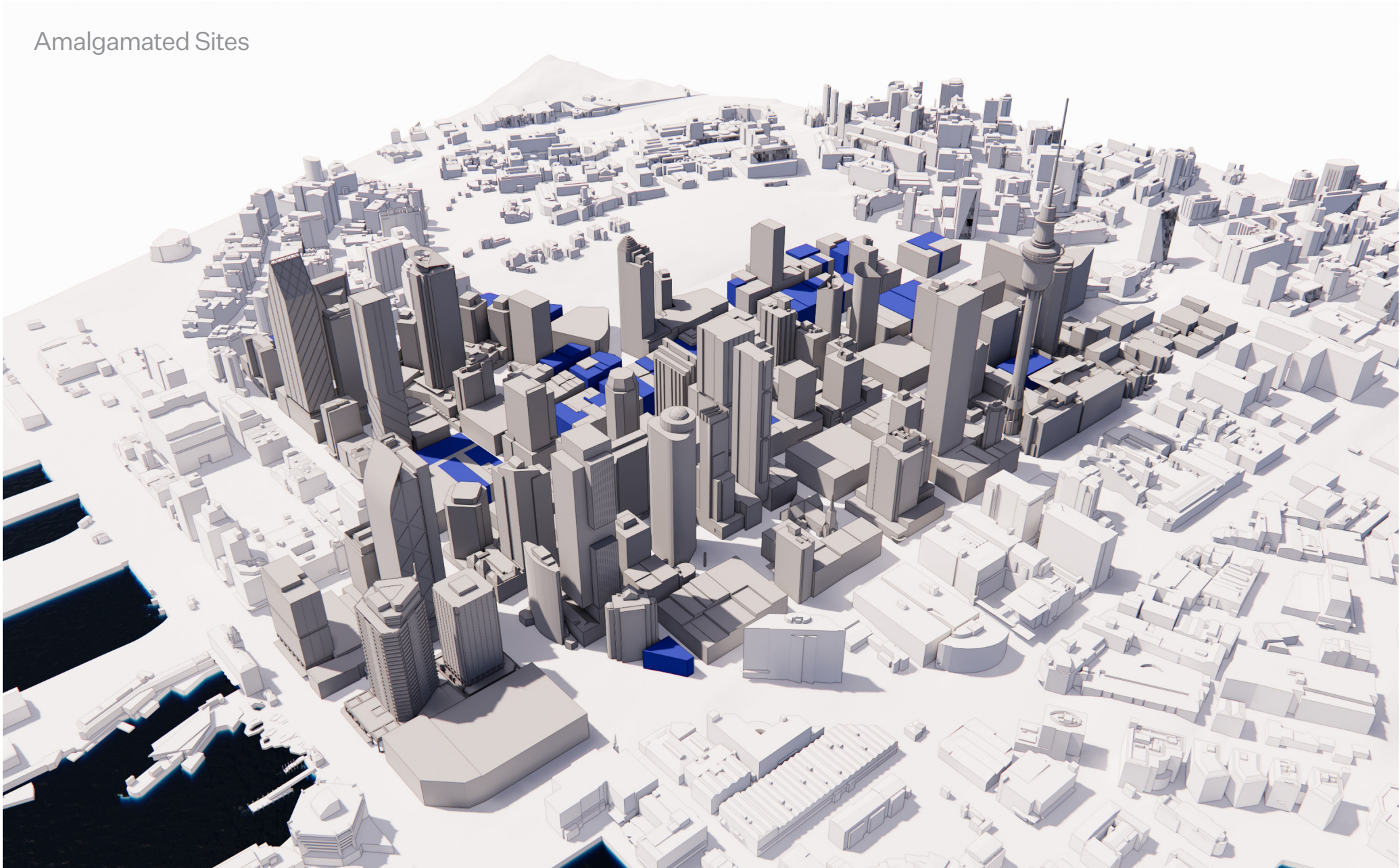
## City Centre Zone

### Amalgamated Sites

For the purpose of this study, the design team has assumed that current amalgamated sites are assessed as single plots, subsequently maximising their opportunity for development.

These sites are identified primarily using Auckland Council Rating data, with additional amalgamations identified through specific case-by-case review.

These amalgamated sites are illustrated in the adjacent diagram (note - the amalgamated sky city site has been omitted from this diagram due to the site falling under the E10 volcanic viewshaft zone).



**Site Key**

- Amalgamated Site Parcels  
(Assessed as amalgamated parcels for this analysis)



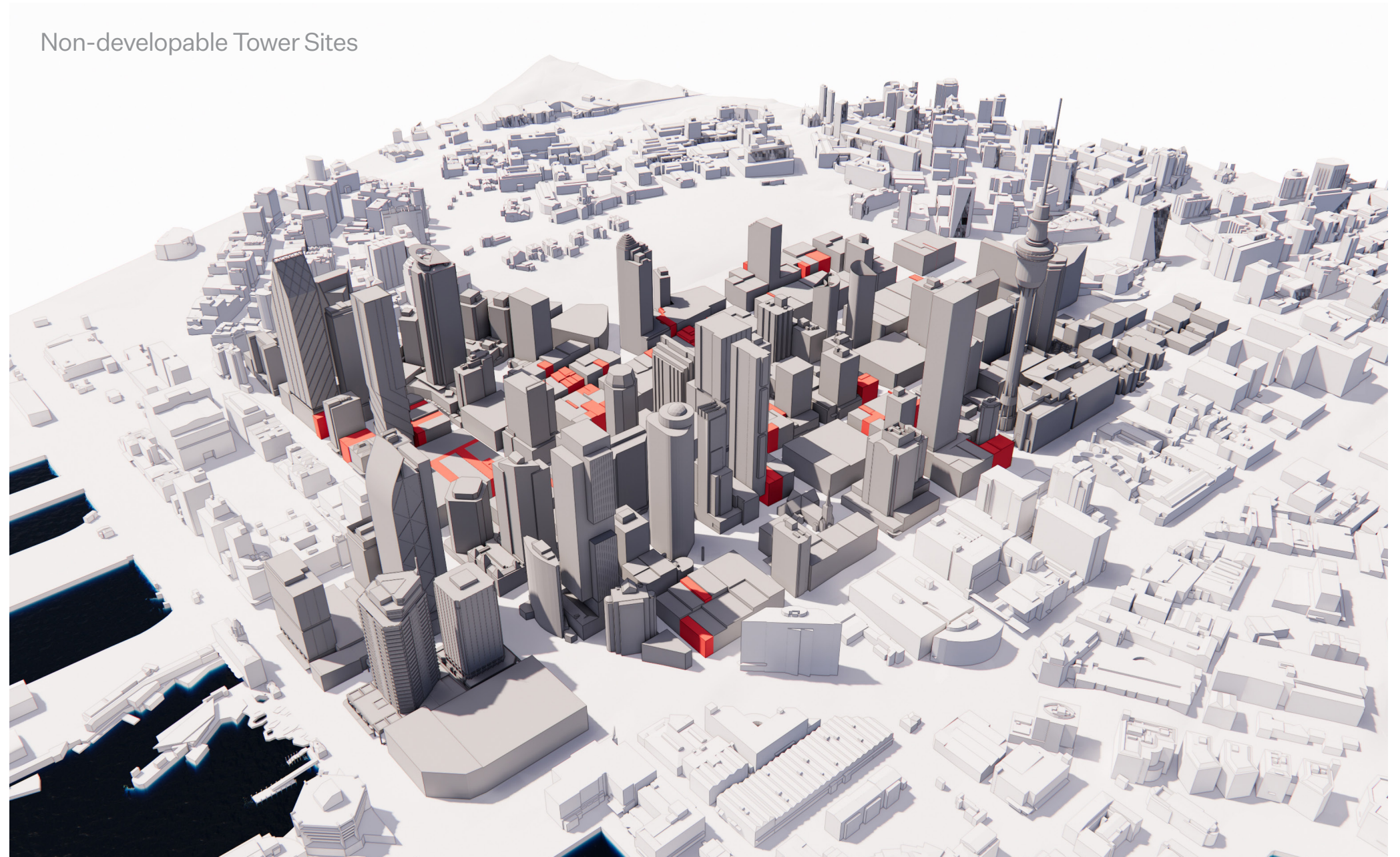
# PC78 Overview


## City Centre Zone

### Non-developable Sites

Based on the PC78 requirement for tower forms to have a minimum 6m setback on all sides, the sites indicated adjacent are deemed to be undevelopable tower sites due to a tower footprint with 6m setbacks being unachievable on the proposed site (i.e.. a site dimension smaller than 12m)

Non-developable Tower Sites



 Non-developable tower sites  
(tower form with 6m setback from boundary cannot be created)



# PC78 Overview

## City Centre Zone

+28m | 6m Boundary Offset

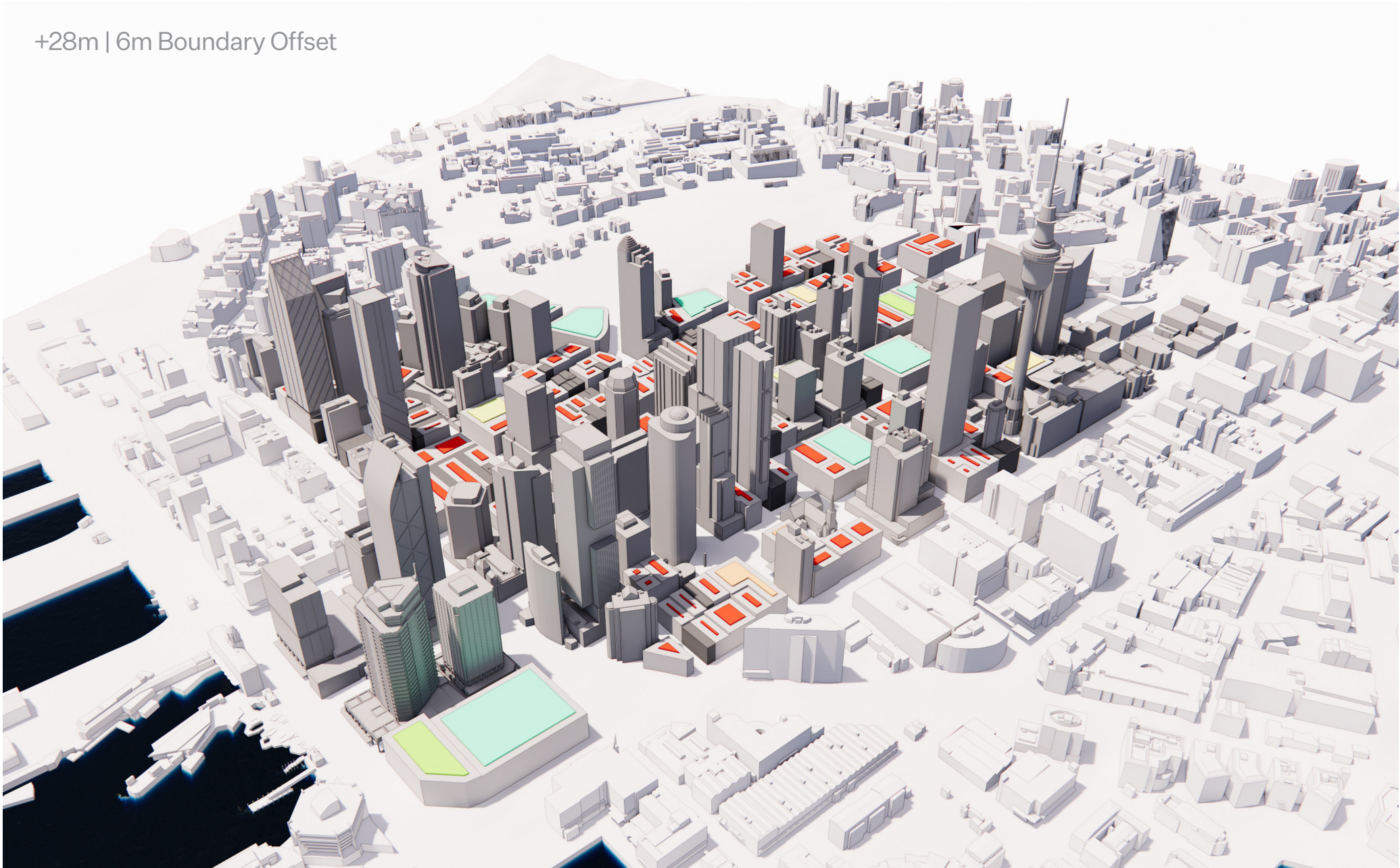
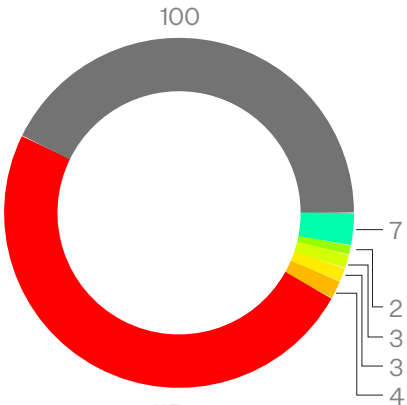
The adjacent imagery and below figures illustrate the tower footprint sizes that are able to be used from the top of podium level (28m) assuming 6m setbacks on all side.

### Metrics

Total no. of Sites	234
Non-developable Tower Sites	100 42.7%
Theoretically Dev. Tower Sites	134 57.3%
Feasible Dev. Tower Sites (>600m²)	19 8.1%

### Theoretically Developable Tower Sites

< 600 m²	115	49.1%
600 - 800 m²	4	1.7%
800 - 1000 m²	3	1.3%
1000 - 1200 m²	3	1.3%
1200 - 1400 m²	2	0.9%
> 1400 m²	7	3.0%



### Key

- Non-developable Tower Sites (tower form with 6% setback cannot be created due to site dimensions)
- All buildings on sites excluded from study

### Tower Key

- < 600 m² floorplate
- 600-800 m² floorplate
- 800-1000 m² floorplate
- 1000-1200 m² floorplate
- 1200-1400 m² floorplate
- > 1400 m² floorplate



# PC78 Overview

## City Centre Zone

+100m | 6m Boundary Offset

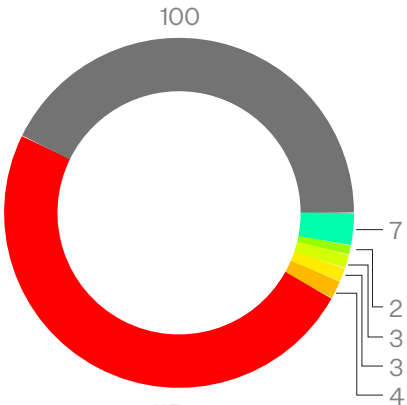
Modelling of the capacity of the Special Height Area (SHA) within the City Centre. Existing buildings greater than 60m are excluded from development potential, as are notable heritage buildings and sites impacted by volcanic viewshafts (E10). Floorplates smaller than 600m<sup>2</sup> are considered unfeasible and are excluded from development potential.

### Metrics

Total no. of Sites	234
Non-developable Tower Sites	100 42.7%
Theoretically Dev. Tower Sites	134 57.3%
Feasible Dev. Tower Sites (>600m <sup>2</sup> )	19 8.1%

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### Key

- Non-developable Tower Sites (tower form with 6% setback cannot be created due to site dimensions)
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### Tower Key

- < 600 m<sup>2</sup> floorplate
- 600-800 m<sup>2</sup> floorplate
- 800-1000 m<sup>2</sup> floorplate
- 1000-1200 m<sup>2</sup> floorplate
- 1200-1400 m<sup>2</sup> floorplate
- > 1400 m<sup>2</sup> floorplate



# PC78 Overview

## City Centre Zone

+100m (> 600m<sup>2</sup> Towers Only)

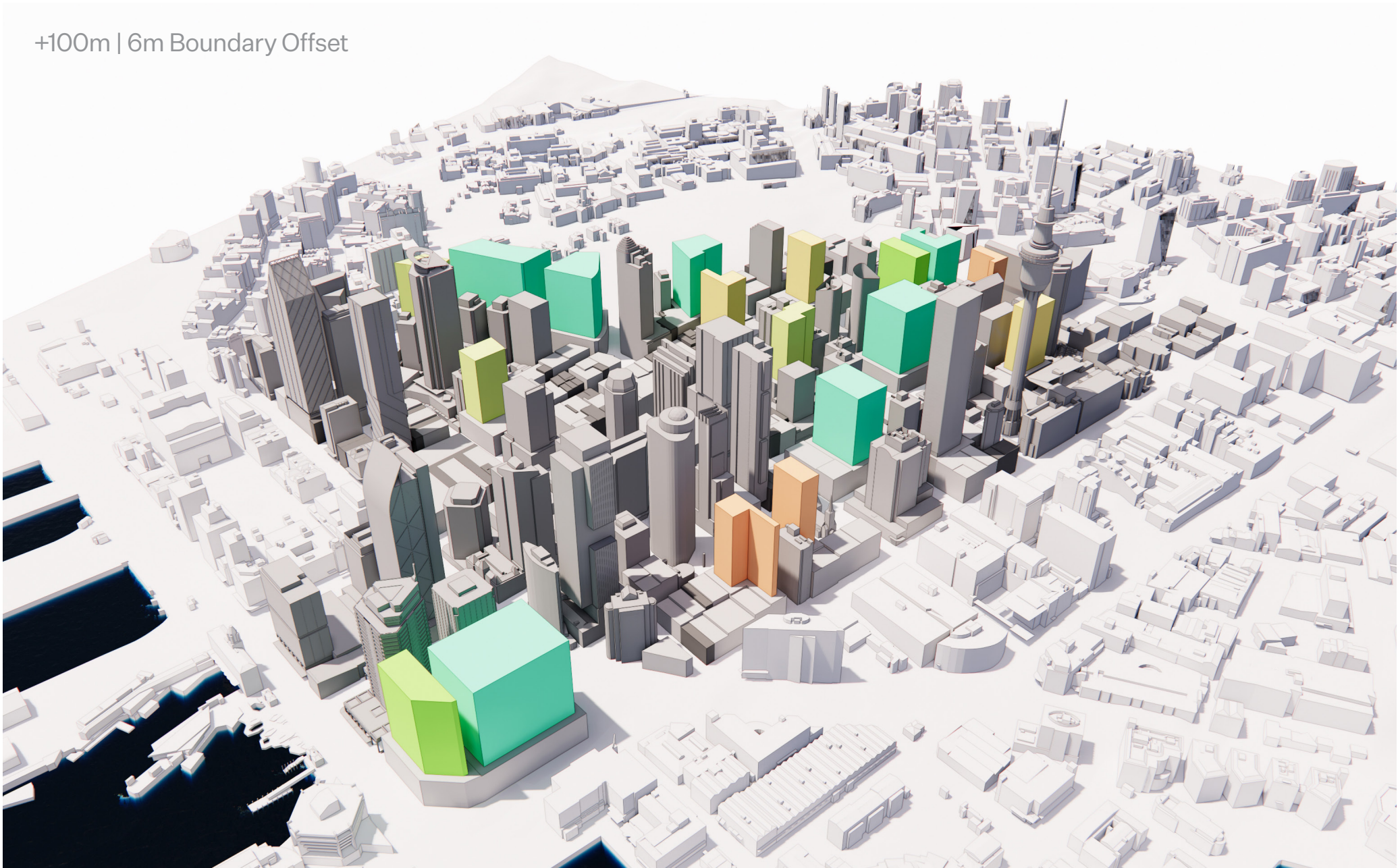
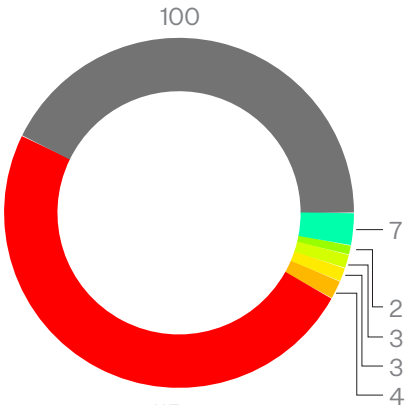
The adjacent imagery illustrates the feasible development sites at 100m in height, with undevelopable sites less than 600m<sup>2</sup> omitted.

### Metrics

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### Key

- Non-developable Tower Sites (tower form with 6% setback cannot be created due to site dimensions)
- All buildings on sites excluded from study

### Tower Key

- 600-800 m<sup>2</sup> floorplate
- 800-1000 m<sup>2</sup> floorplate
- 1000-1200 m<sup>2</sup> floorplate
- 1200-1400 m<sup>2</sup> floorplate
- > 1400 m<sup>2</sup> floorplate



# PC78 Overview

## City Centre Zone

+100m (> 600m<sup>2</sup> Towers Only) | Sunlight Controls

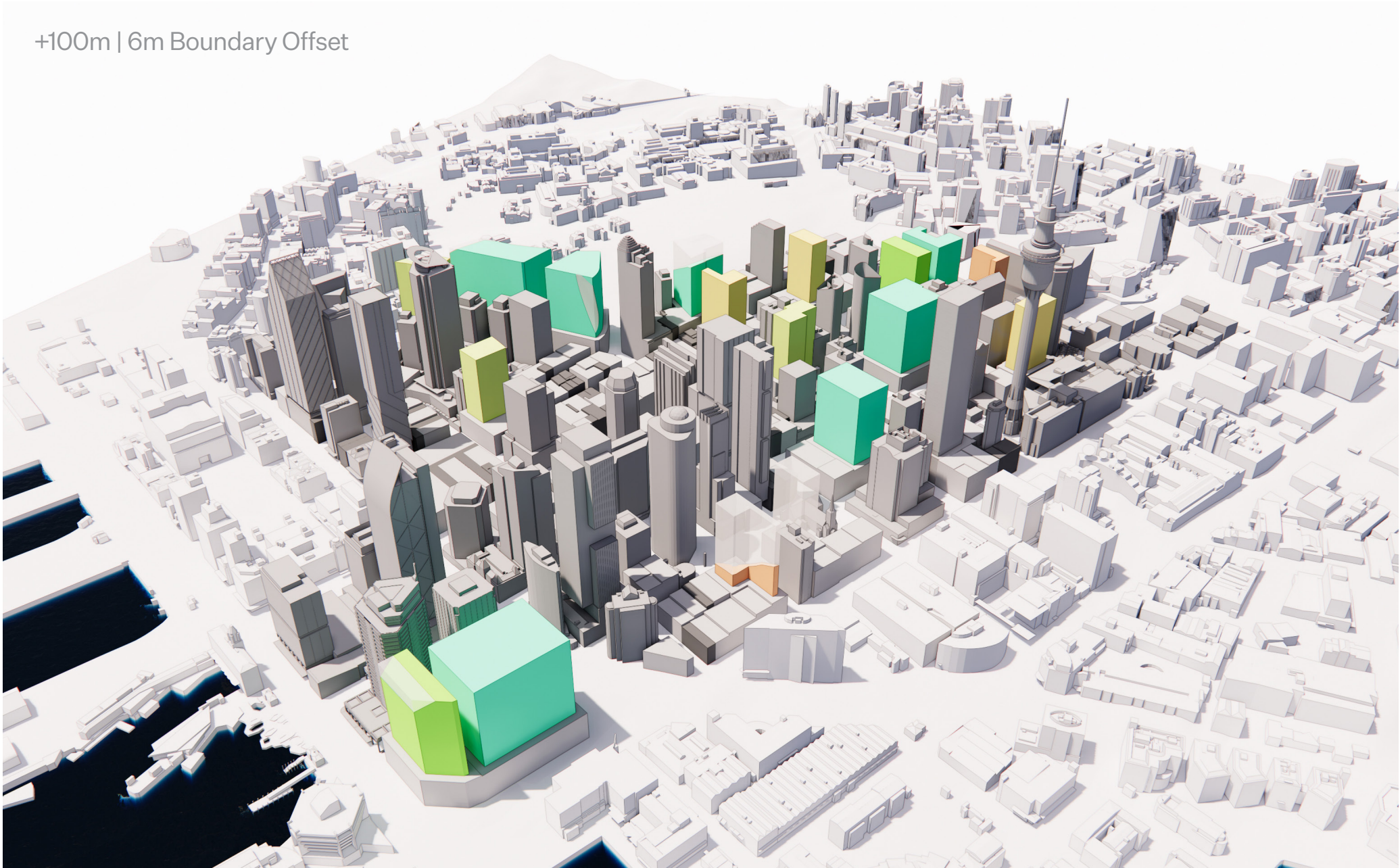
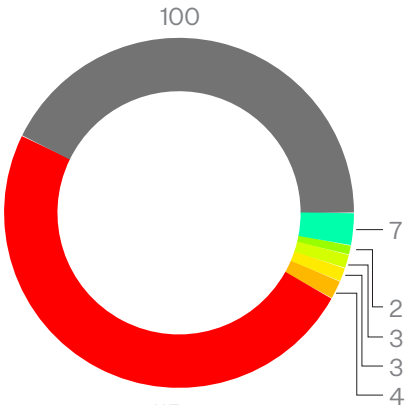
The adjacent imagery illustrates the feasible development sites at 100m in height, with the zones limited by AUP sunlight controls identified. Additional sunlight access standards recently proposed within PC78 are not modelled. Whilst the AUP sunlight controls do not impact tower floorplate areas, it should be noted that the vertical development opportunity for the available tower forms is reduced.

### Metrics

Total no. of Sites	<b>234</b>	
Non-developable Tower Sites	<b>100</b>	42.7%
Theoretically Dev. Tower Sites	<b>134</b>	57.3%
Feasible Dev. Tower Sites (>600m <sup>2</sup> )	<b>19</b>	8.1%

### Theoretically Developable Tower Sites

<b>&lt; 600 m<sup>2</sup></b>	<b>115</b>	<b>49.1%</b>
<b>600 - 800 m<sup>2</sup></b>	<b>4</b>	<b>1.7%</b>
<b>800 - 1000 m<sup>2</sup></b>	<b>3</b>	<b>1.3%</b>
<b>1000 - 1200 m<sup>2</sup></b>	<b>3</b>	<b>1.3%</b>
<b>1200 - 1400 m<sup>2</sup></b>	<b>2</b>	<b>0.9%</b>
<b>&gt; 1400 m<sup>2</sup></b>	<b>7</b>	<b>3.0%</b>



### Key

- Non-developable Tower Sites (tower form with 6% setback cannot be created due to site dimensions)
- All buildings on sites excluded from study

### Tower Key

- 600-800 m<sup>2</sup> floorplate
- 800-1000 m<sup>2</sup> floorplate
- 1000-1200 m<sup>2</sup> floorplate
- 1200-1400 m<sup>2</sup> floorplate
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# PC78 Overview

## City Centre Zone

+150m | 9m Boundary Offset

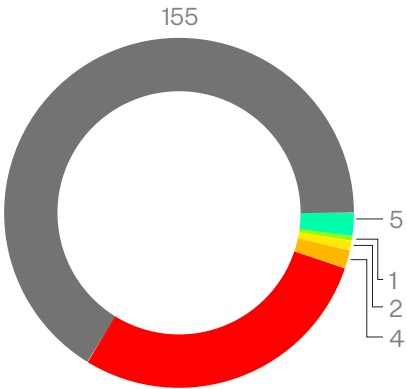
As per the previous slides, modelling of the capacity of the Special Height Area (SHA) within the City Centre at a height of 150m. At 150m in height, proposed towers would be required to have a 9m setback on all sides.

### Metrics

Total no. of Sites	234
Non-developable Tower Sites	155 66.2%
Theoretically Dev. Tower Sites	79 33.8%
Feasible Dev. Tower Sites (>600m²)	12 5.1%

### Theoretically Developable Tower Sites

< 600 m²	67	28.6%
600 - 800 m²	4	1.7%
800 - 1000 m²	2	0.9%
1000 - 1200 m²	0	0%
1200 - 1400 m²	1	0.4%
> 1400 m²	5	2.1%



### Key

- Non-developable Tower Sites (tower form with 6% setback cannot be created due to site dimensions)
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### Tower Key

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# PC78 Overview

## City Centre Zone

+150m (> 600m<sup>2</sup> Towers Only)

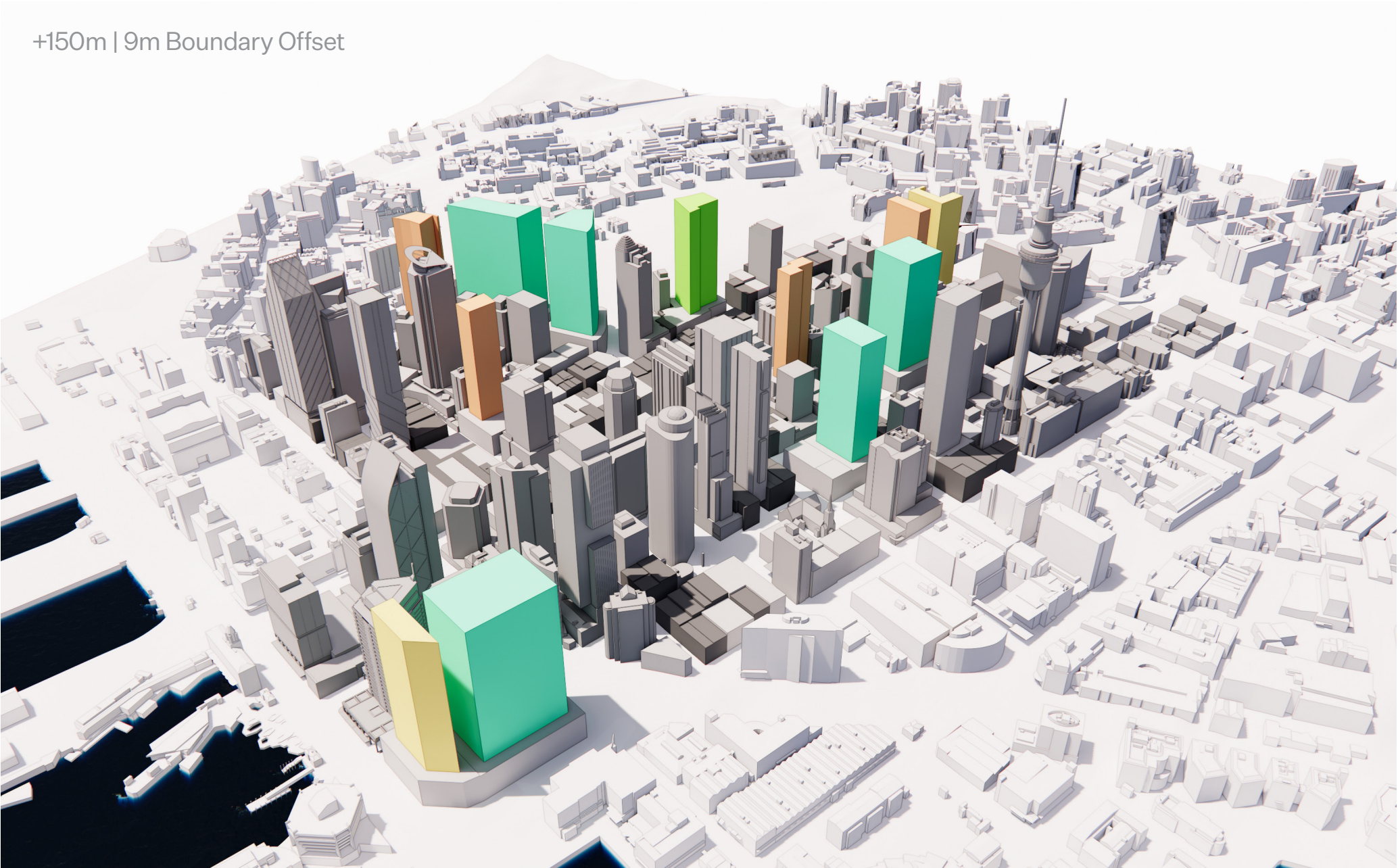
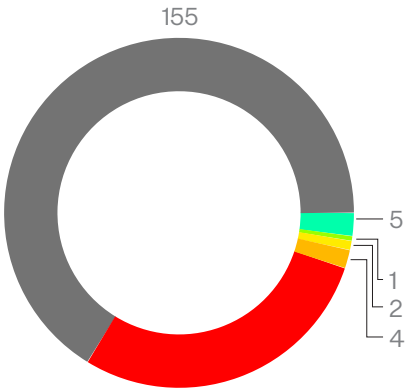
As above, this slides demonstrates the development opportunity with 150m tall buildings. The adjacent diagram omits towers with floorplates less that 600m<sup>2</sup> for clarity.

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### Tower Key

- 600-800 m<sup>2</sup> floorplate
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# PC78 Overview

## City Centre Zone

+150m (> 600m<sup>2</sup> Towers Only) | Sunlight Controls

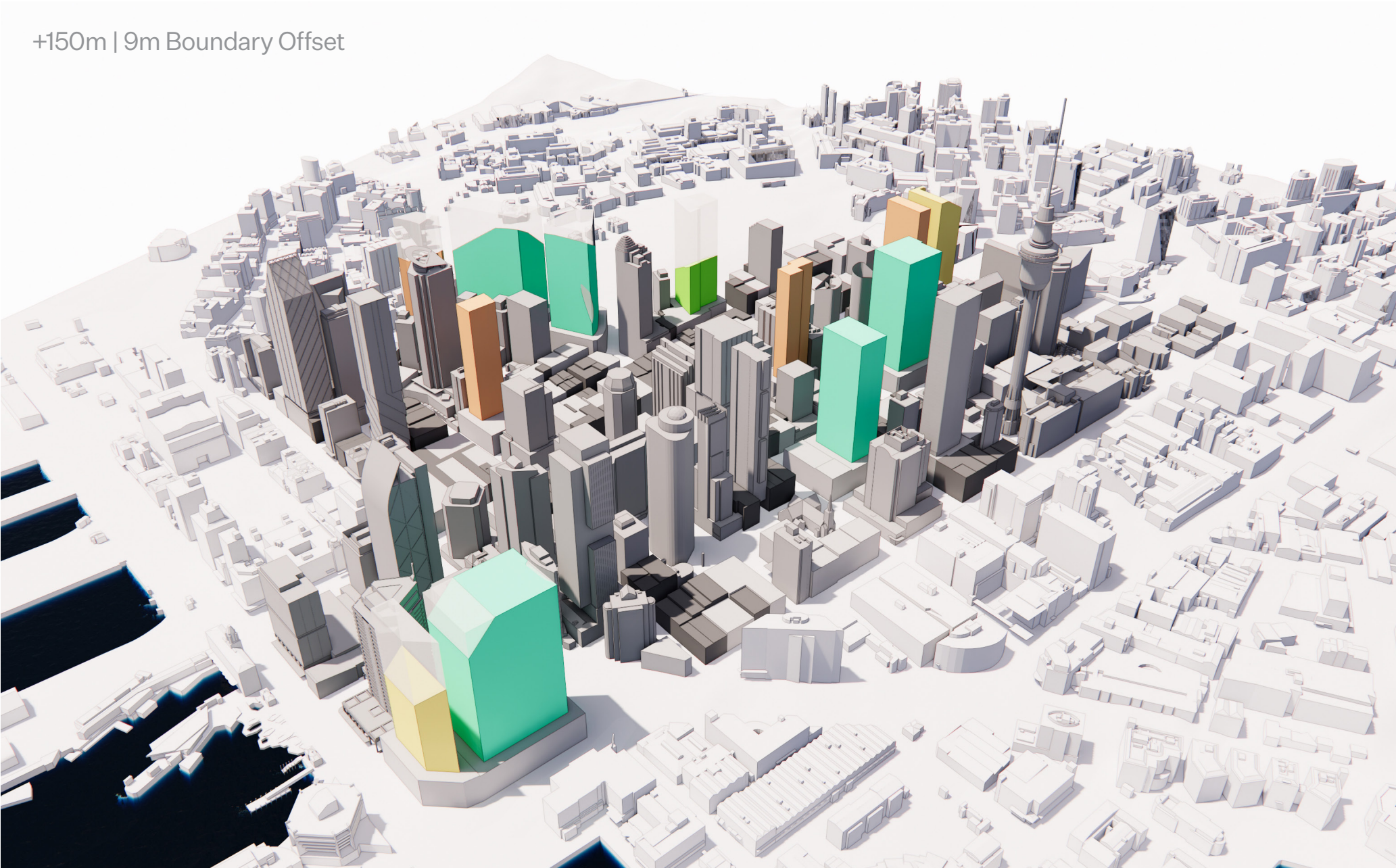
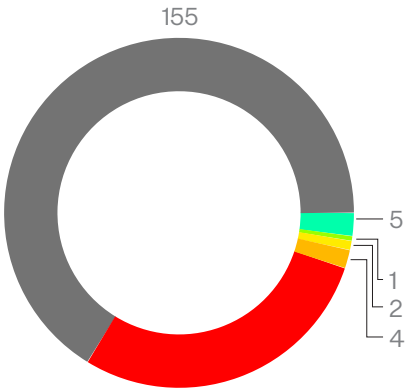
As above, this slides demonstrates the development opportunity with 150m tall buildings, with the zones limited by sunlight controls identified. Whilst the AUP sunlight controls do not impact tower floorplate areas, it should be noted that the vertical development opportunity for the available tower forms is reduced.

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# PC78 Overview

## City Centre Zone

+200m | 12m Boundary Offset

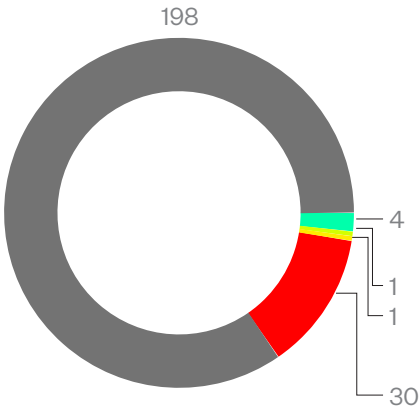
As per the previous slides, modelling of the capacity of the Special Height Area (SHA) within the City Centre at a height of 200m. At 200m in height, proposed towers would be required to have a 12m setback on all sides.

### Metrics

Total no. of Sites	234
Non-developable Tower Sites	198 84.6%
Theoretically Dev. Tower Sites	36 15.4%
Feasible Dev. Tower Sites (>600m²)	6 2.6%

### Theoretically Developable Tower Sites

< 600 m²	30	12.8%
600 - 800 m²	0	0%
800 - 1000 m²	1	0.4%
1000 - 1200 m²	1	0.4%
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### Tower Key

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# PC78 Overview

## City Centre Zone

+200m (> 600m<sup>2</sup> Towers Only)

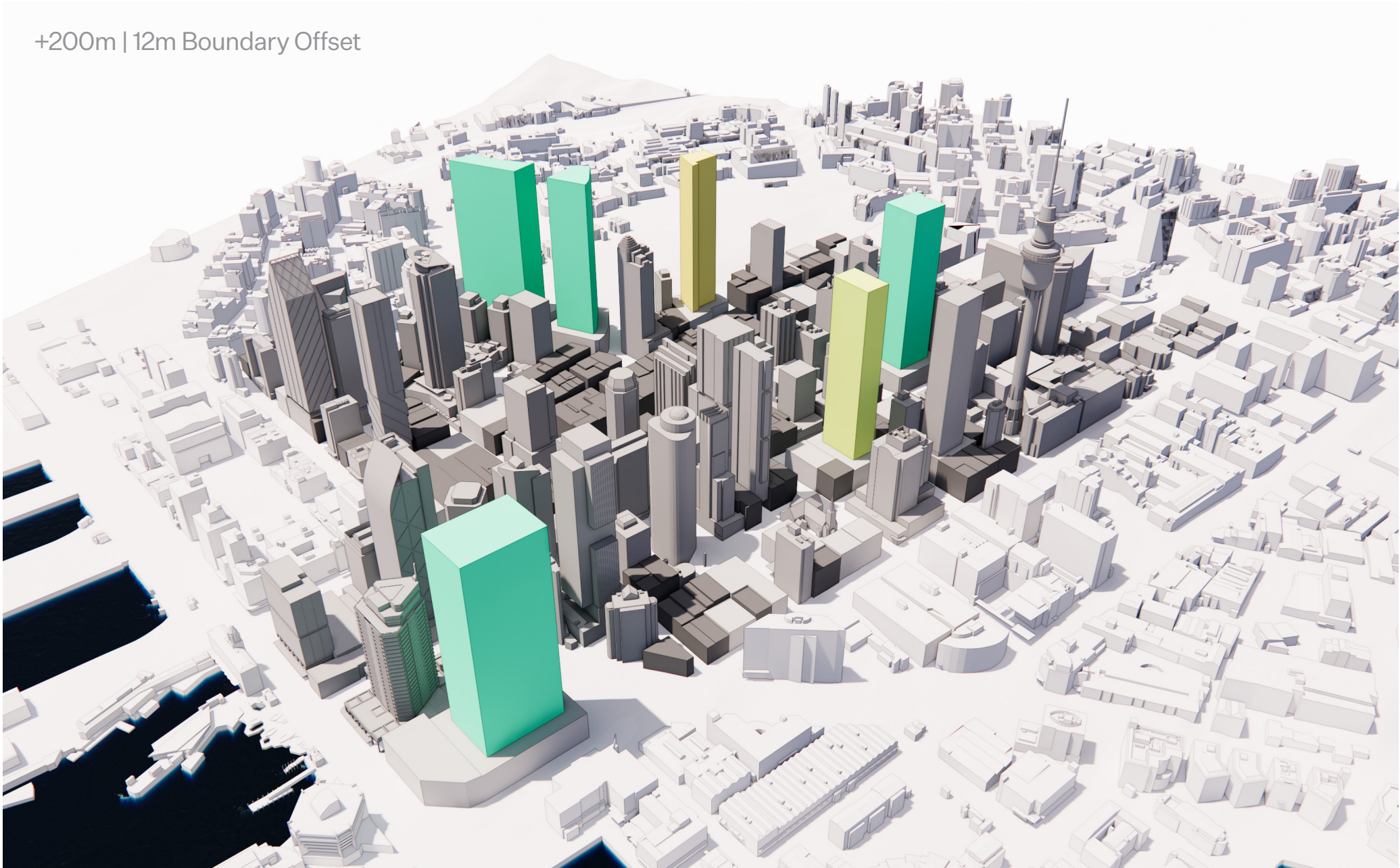
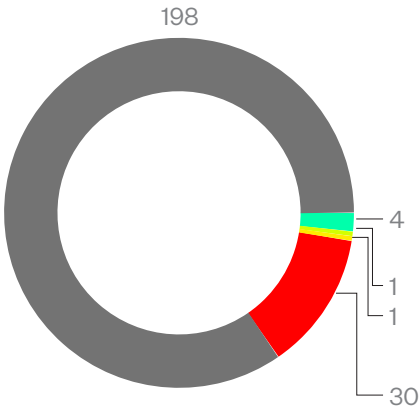
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### Tower Key

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# PC78 Overview

## City Centre Zone

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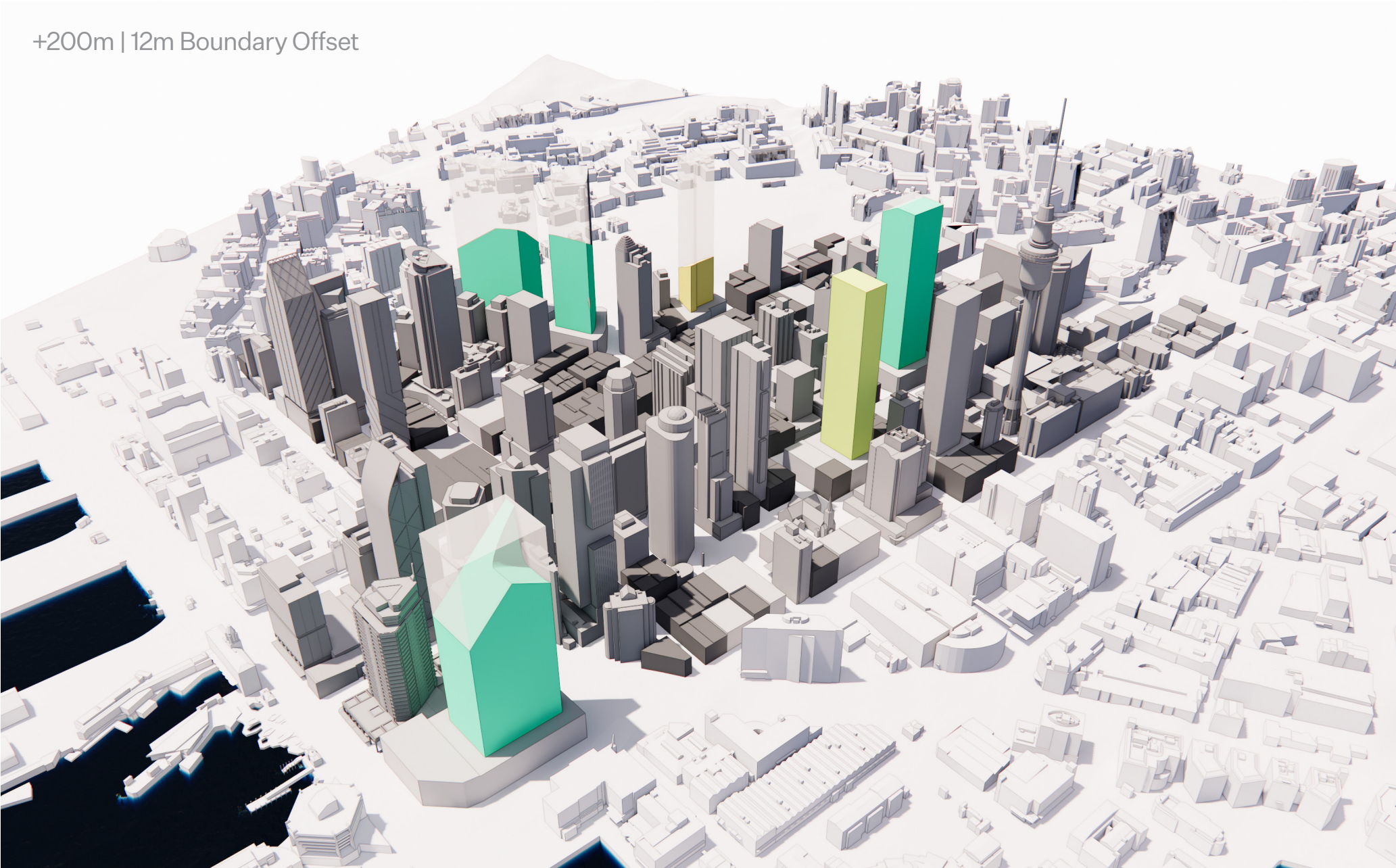
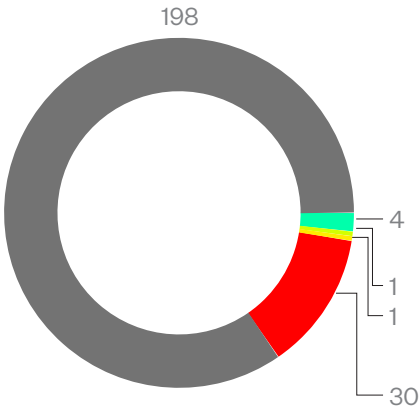
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# PC78 Overview

## City Centre Zone

Maximum Tower Heights Per Site | PC78 | > 600m<sup>2</sup>

(Nominal 250m Height Limit)

The adjacent diagram illustrates the tallest tower possible for each site, determined by the greatest height and in turn setback achievable without the floorplate area dropping below 600m<sup>2</sup>.

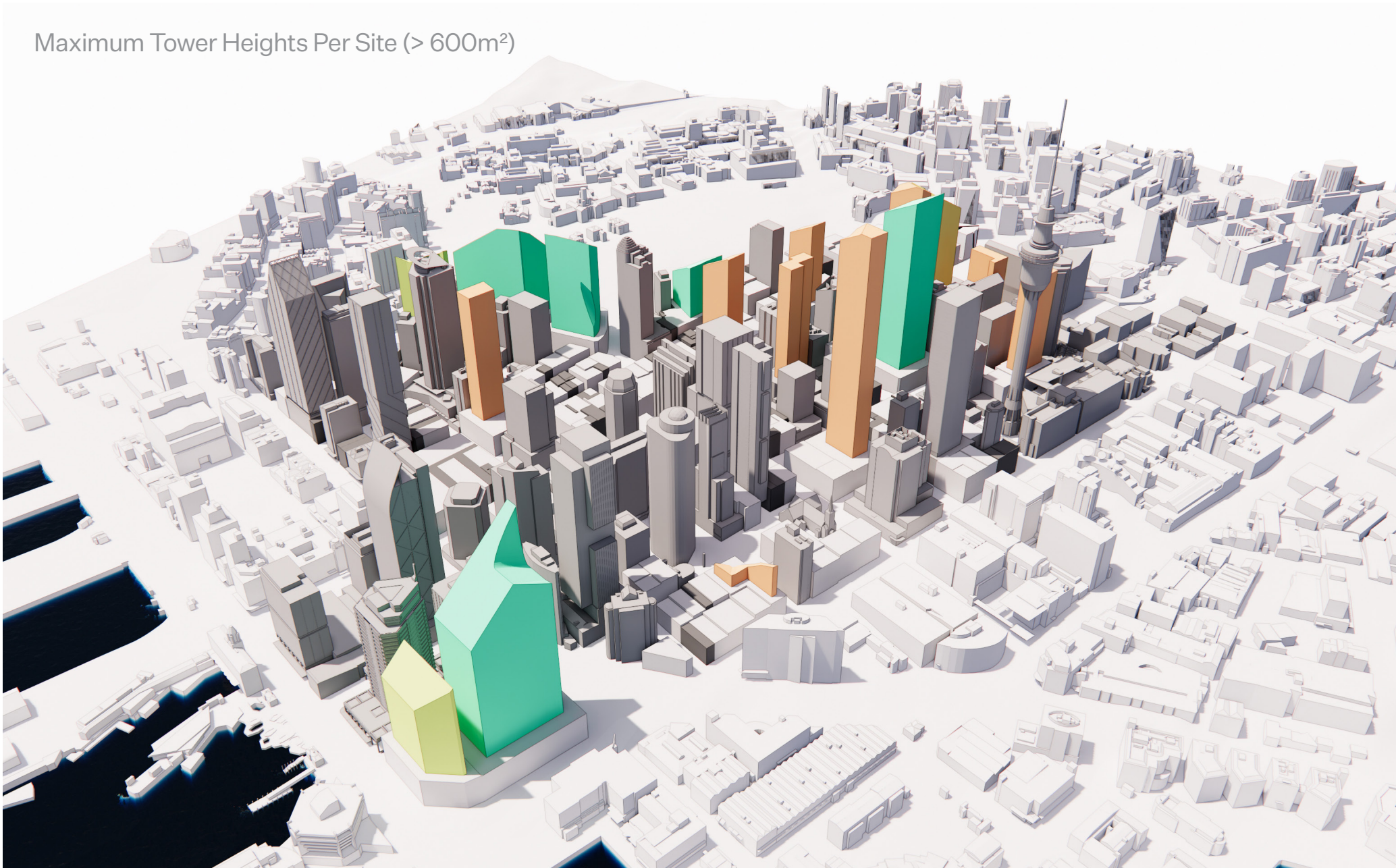
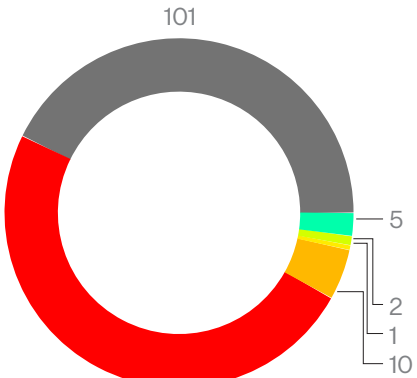
### Metrics

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### Theoretically Developable Tower Sites

Feasible Dev. Tower Sites (>600m <sup>2</sup> )	18 7.7%
---	---------

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1000 - 1200 m <sup>2</sup>	2	0.9%
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> 1400 m <sup>2</sup>	5	2.1%



### Key

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### Tower Key

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# PC78 Overview

## City Centre Zone

### Maximum Tower Heights Per Site | AUP 6m Setback | (> 600m² Towers Only)

(Nominal 250m Height Limit)

The adjacent diagram illustrates the tower forms achievable with the current planning controls. This assumes a constant 6m setback across all sites, and doesn't factor in any limitations to height such as floor-area-ratio (FAR). AUP sunlight controls are considered in the adjacent diagram.

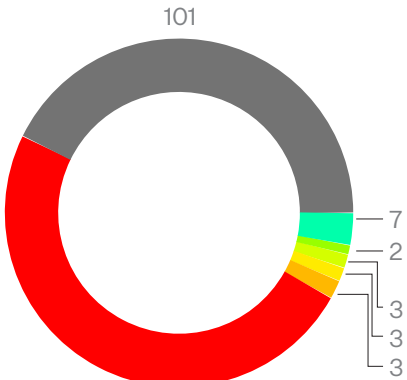
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#### Tower Key

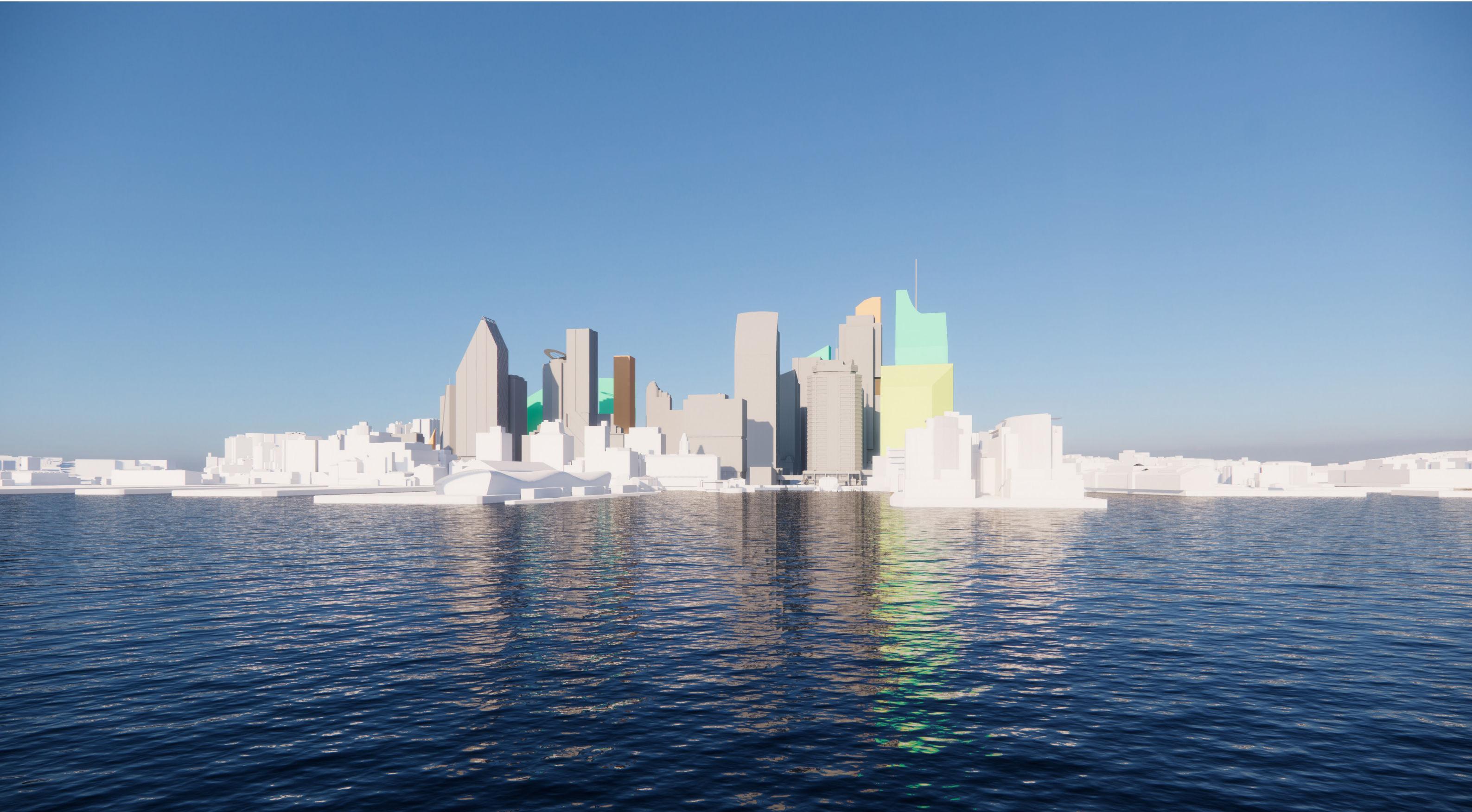
- 600-800 m² floorplate
- 800-1000 m² floorplate
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- 1200-1400 m² floorplate
- > 1400 m² floorplate



# PC78 Overview

## City Centre Zone

Maximum Building Height (PC78) | Harbour





# PC78 Overview

## City Centre Zone

Maximum Building Height (AUP - No F.A.R.) | Harbour



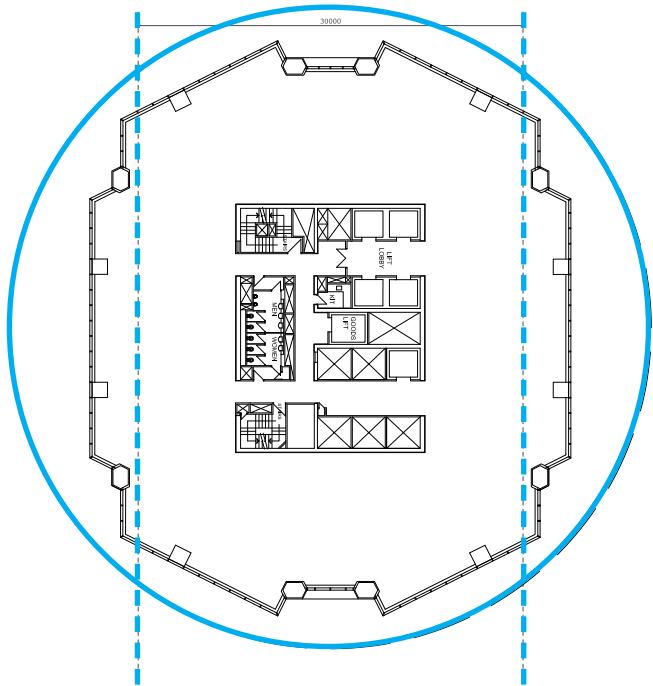
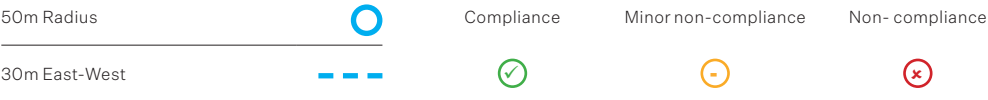






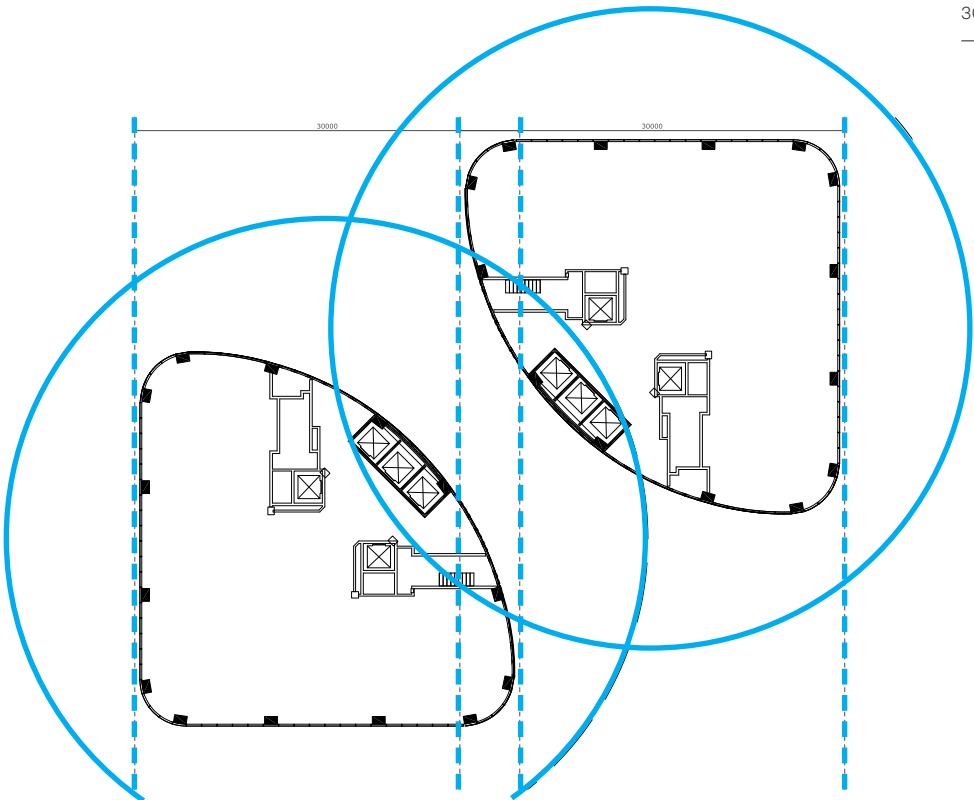
# Benchmarks - Office Towers

## Auckland



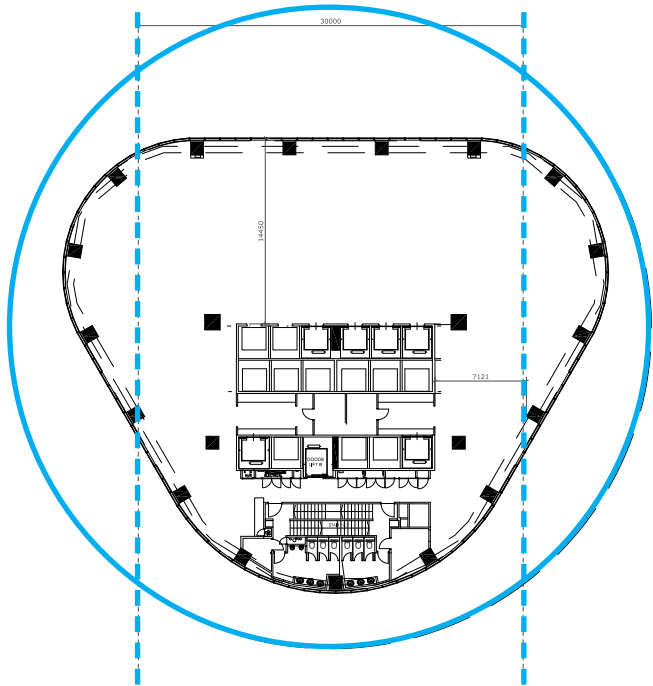
135 Albert St - Auckland  
Tower Plan Area ~1,400m<sup>2</sup> GFA | Height 116m  
Year Complete : 1991

✓ H8.6.24 Maximum Tower Dimension  
✗ H8.6.24A Maximum East-West Tower Dimension



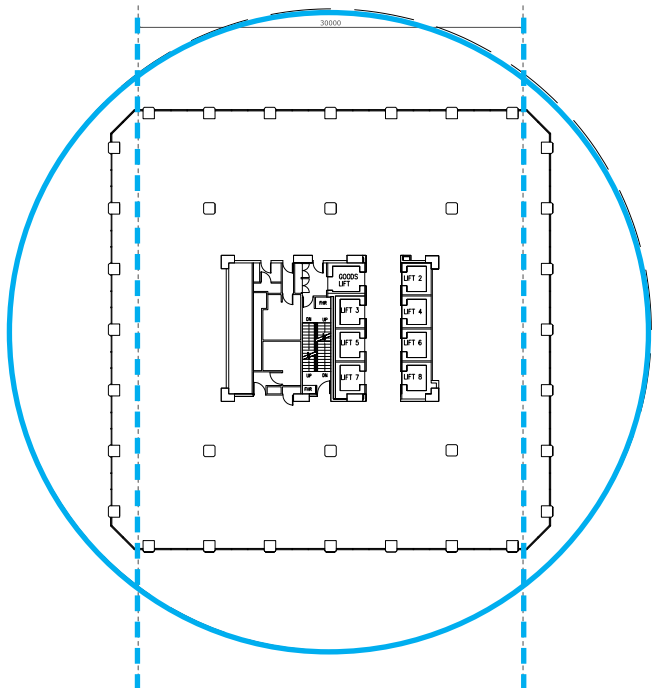
205 Queen St - Auckland  
Tower Plan Area ~700m<sup>2</sup> GFA per Tower | Height 104m/88m  
Year Complete : 1990

✓ H8.6.24 Maximum Tower Dimension (individual tower)  
✗ H8.6.24A Maximum East-West Tower Dimension (combined tower )



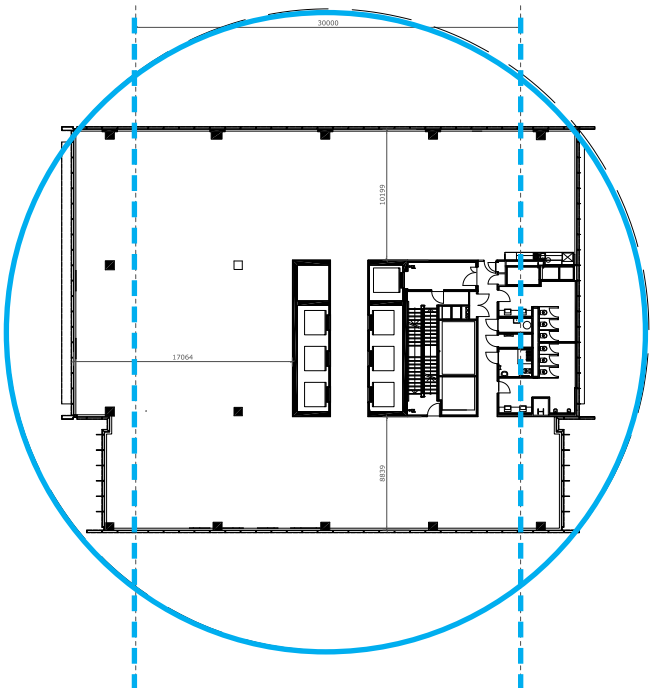
ANZ Centre  
23 Albert St, Auckland  
Tower Plan Area ~1,150m<sup>2</sup> GFA | Height 151m  
Year Complete : 1991

✓ H8.6.24 Maximum Tower Dimension  
✗ H8.6.24A Maximum East-West Tower Dimension



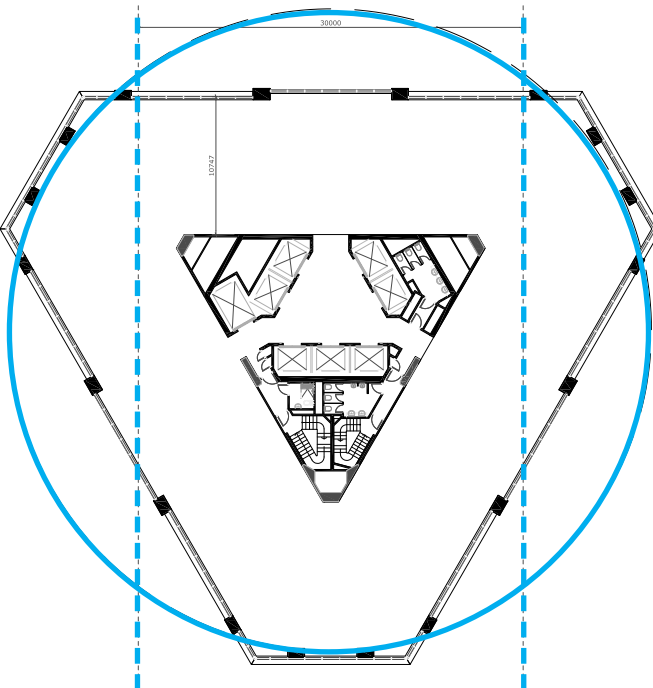
AON House  
29 Custom St West - Auckland  
Tower Plan Area ~1,170m<sup>2</sup> GFA | Height 92m  
Year Complete : 1984

✓ H8.6.24 Maximum Tower Dimension  
✗ H8.6.24A Maximum East-West Tower Dimension



Deloitte Centre  
80 Queen St - Auckland  
Tower Plan Area ~1,220m<sup>2</sup> GFA | Height 100m  
Year Complete : 2009

✗ H8.6.24 Maximum Tower Dimension  
✗ H8.6.24A Maximum East-West Tower Dimension



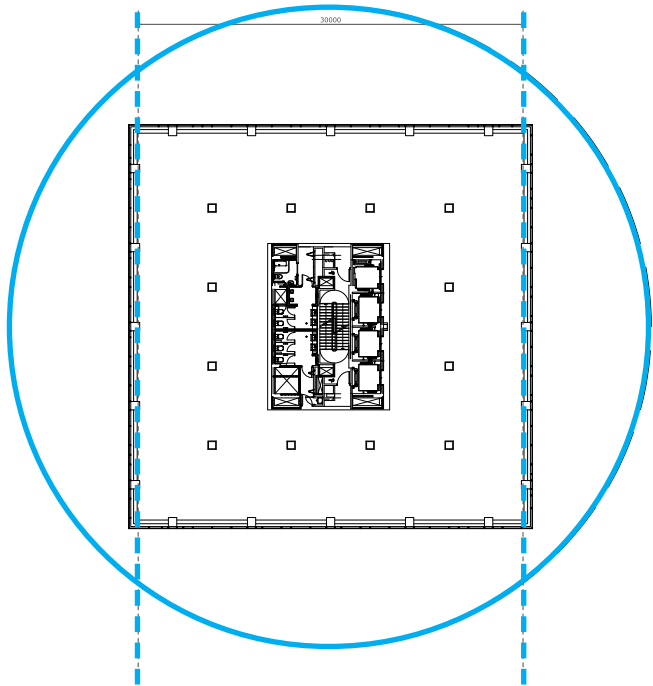
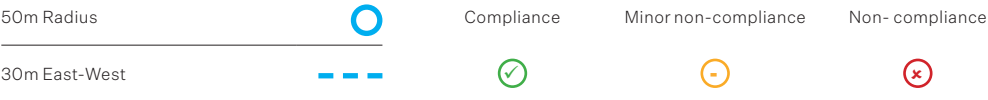
HSBC Tower  
188 Quay St - Auckland  
Tower Plan Area ~1,455m<sup>2</sup> GFA | Height 114m/139m (Mast)  
Year Complete : 2002

✗ H8.6.24 Maximum Tower Dimension  
✗ H8.6.24A Maximum East-West Tower Dimension



# Benchmarks - Office Towers

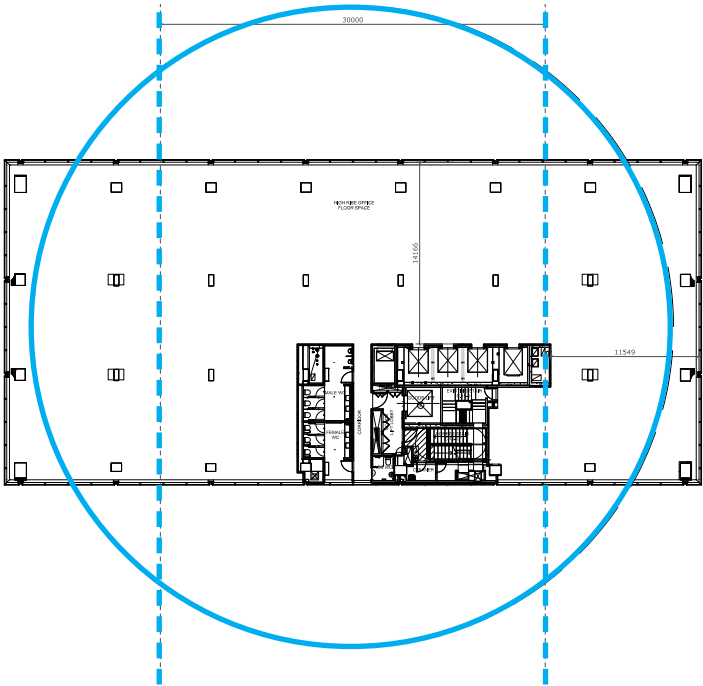
## Auckland



Jarden House  
21 Queen St - Auckland  
Tower Plan Area ~990m<sup>2</sup> GFA | Height 71m  
Year Complete : 1975

✓ H8.6.24 Maximum Tower Dimension

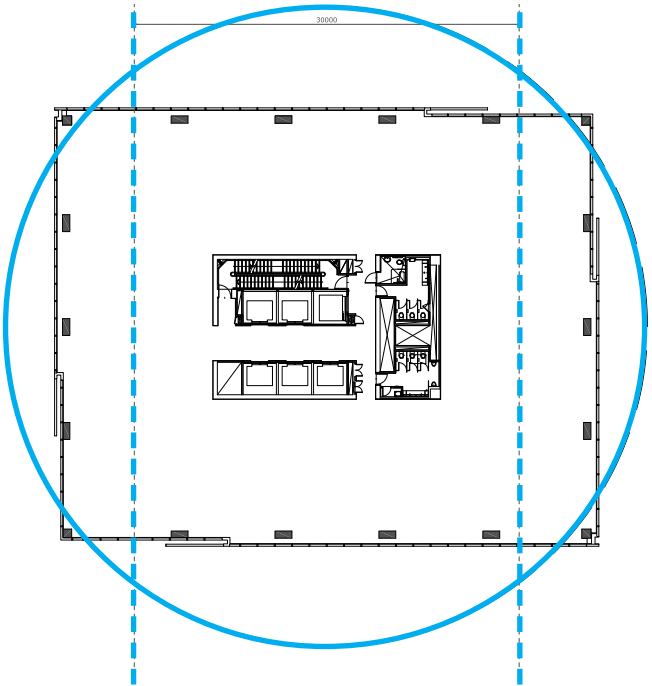
○ H8.6.24A Maximum East-West Tower Dimension



One Queen  
1 Queen St - Auckland  
Tower Plan Area ~1,375m<sup>2</sup> GFA | Height 83 m  
Year Complete : 1966

✗ H8.6.24 Maximum Tower Dimension

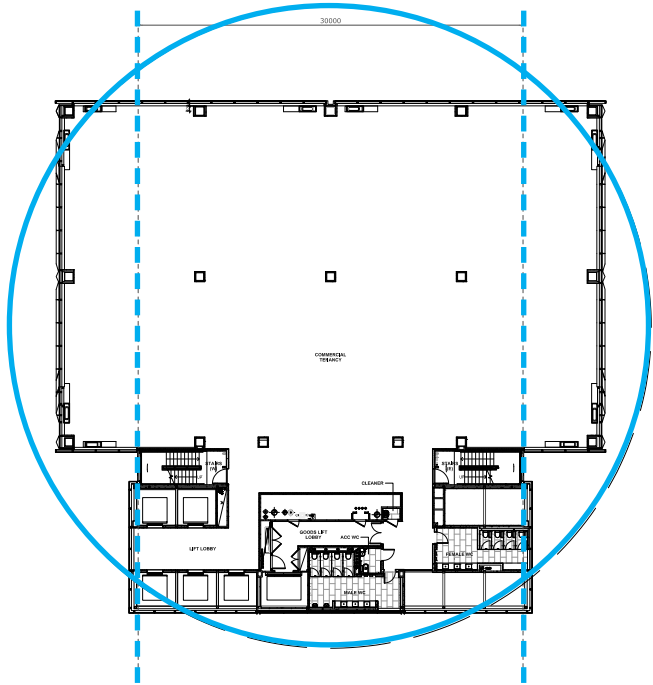
✗ H8.6.24A Maximum East-West Tower Dimension



Lumley Centre  
88 Shortland St - Auckland  
Tower Plan Area ~1,425m<sup>2</sup> GFA | Height 125m  
Year Complete : 2005

✗ H8.6.24 Maximum Tower Dimension

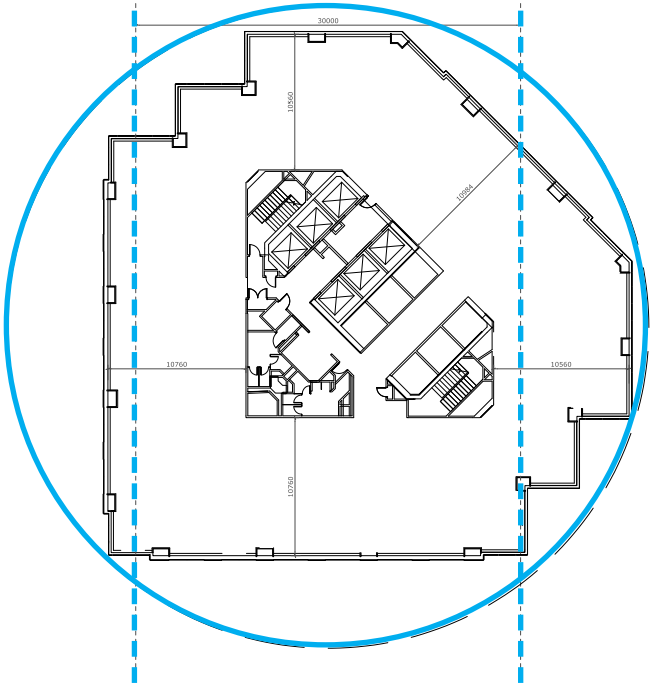
✗ H8.6.24A Maximum East-West Tower Dimension



PwC Tower  
15 Customs St West - Auckland  
Tower Plan Area ~1,550m<sup>2</sup> GFA | Height 180m  
Year Complete : 2020

✗ H8.6.24 Maximum Tower Dimension

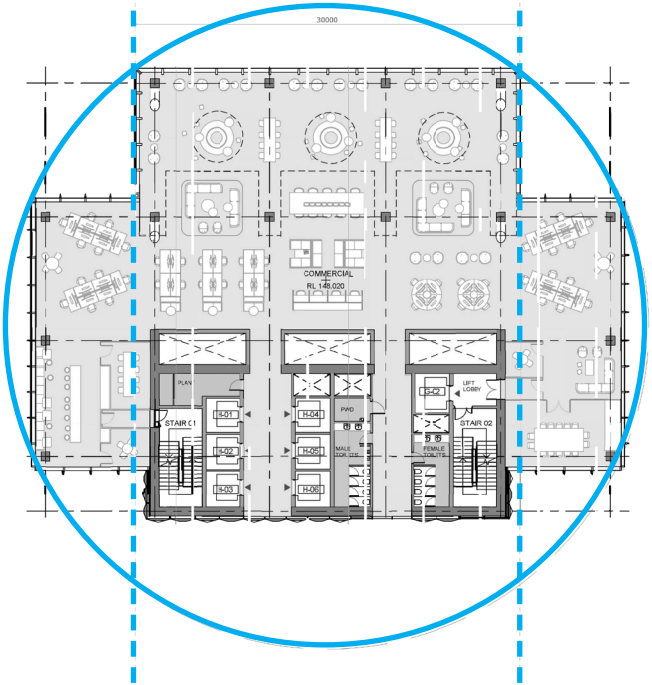
✗ H8.6.24A Maximum East-West Tower Dimension



Vero Centre  
48 Shortland St - Auckland  
Tower Plan Area ~1,375m<sup>2</sup> GFA | Height 170m  
Year Complete : 2000

✓ H8.6.24 Maximum Tower Dimension

✗ H8.6.24A Maximum East-West Tower Dimension



Federal & Wolfe  
5-15 Albert St - Auckland  
Tower Plan Area ~1,385m<sup>2</sup> GFA | Height 169m  
Year Complete : TBC






○ H8.6.24 Maximum Tower Dimension

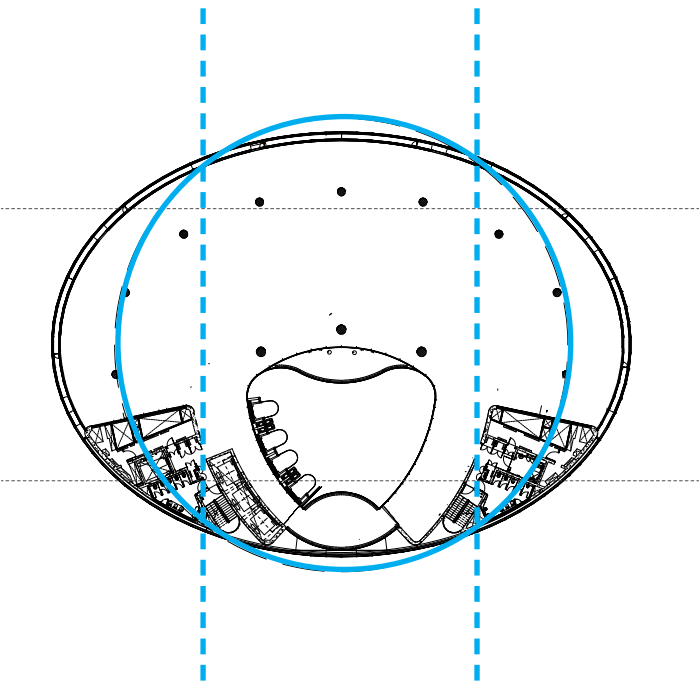
✗ H8.6.24A Maximum East-West Tower Dimension



# Benchmarks - Office Towers

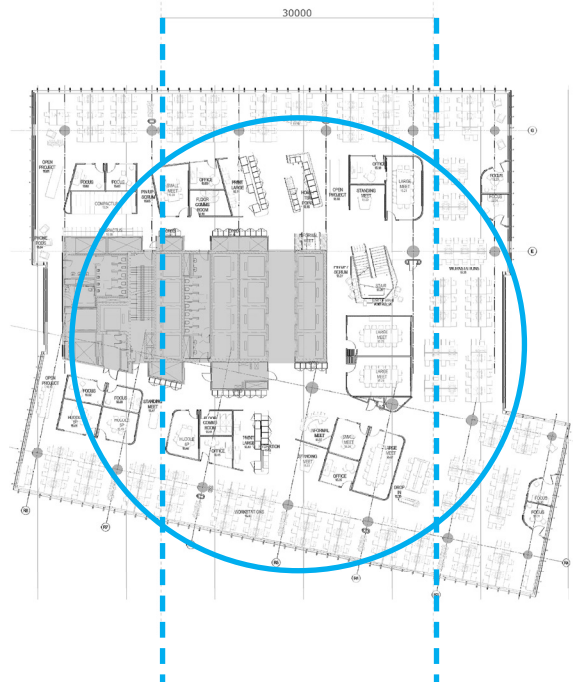
## Australia

50m Radius		Compliance	Minor non-compliance	Non-compliance
30m East-West				



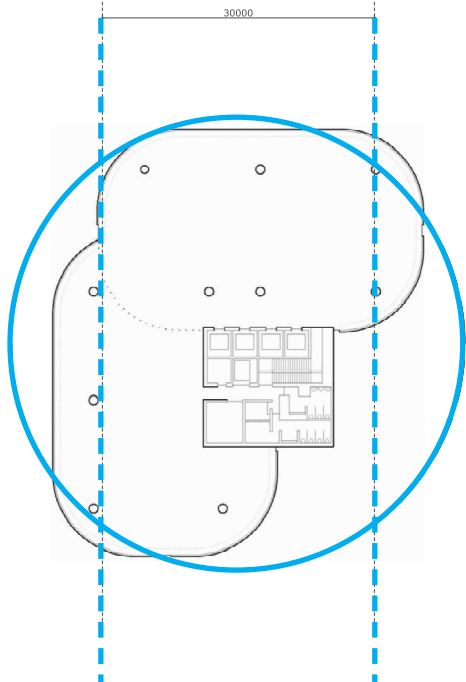
1 Bligh St - Sydney  
Tower Plan Area ~2,350m<sup>2</sup> GFA | Height 139m  
Year Complete : 2008

- ✗ H8.6.24 Maximum Tower Dimension
- ✗ H8.6.24A Maximum East-West Tower Dimension



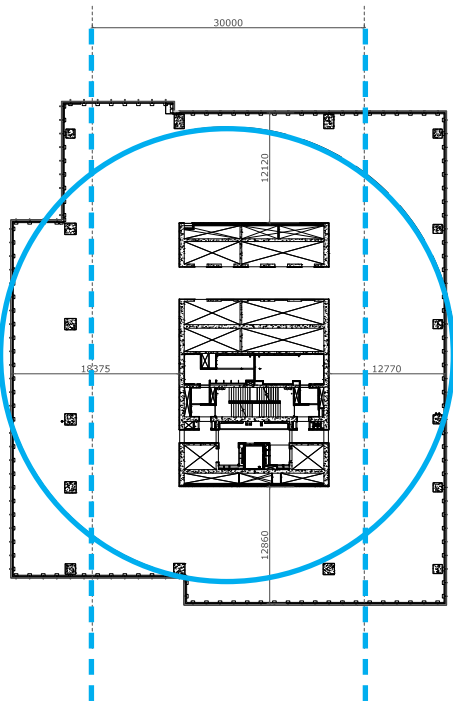
4 Parramatta Square  
12 Darcy St - Sydney  
Tower Plan Area ~2,715m<sup>2</sup> GFA | Height 158m  
Year Complete : 2020

- ✗ H8.6.24 Maximum Tower Dimension
- ✗ H8.6.24A Maximum East-West Tower Dimension



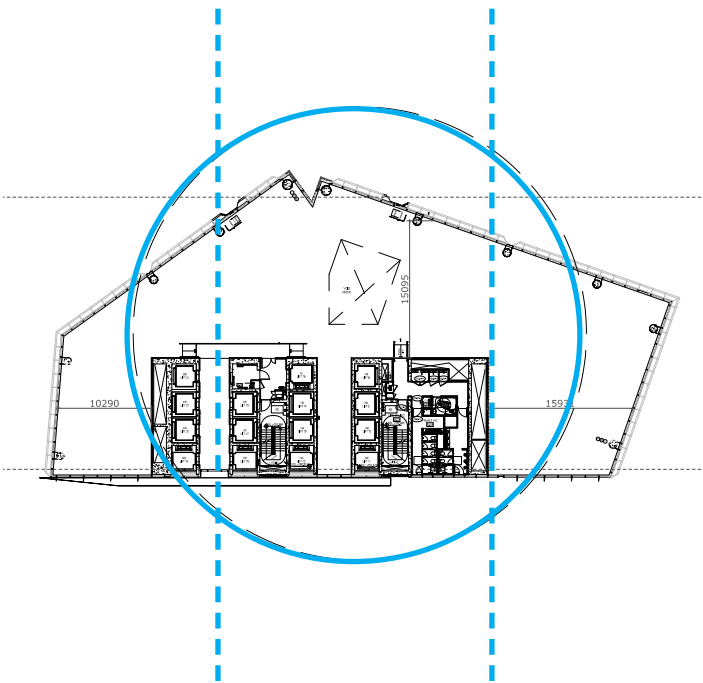
EY Centre  
200 George St - Sydney  
Tower Plan Area ~1,450m<sup>2</sup> GFA | Height 155m  
Year Complete : 2016

- ✗ H8.6.24 Maximum Tower Dimension
- ✗ H8.6.24A Maximum East-West Tower Dimension



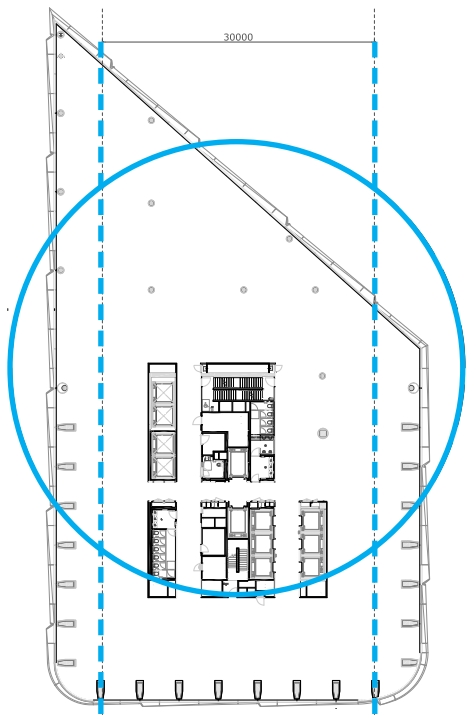
NAB Brookfield Place  
2 Carrington St - Sydney  
Tower Plan Area ~2,500m<sup>2</sup> GFA | Height 134m  
Year Complete : 2021

- ✗ H8.6.24 Maximum Tower Dimension
- ✗ H8.6.24A Maximum East-West Tower Dimension



Salesforce Tower  
180 George St - Sydney  
Tower Plan Area ~1,690m<sup>2</sup> GFA | Height 263m  
Year Complete : 2022

- ✗ H8.6.24 Maximum Tower Dimension
- ✗ H8.6.24A Maximum East-West Tower Dimension








Quay Quarter  
50 Bridge St - Sydney  
Tower Plan Area ~2,300m<sup>2</sup> GFA | Height 188m  
Year Complete : 2022

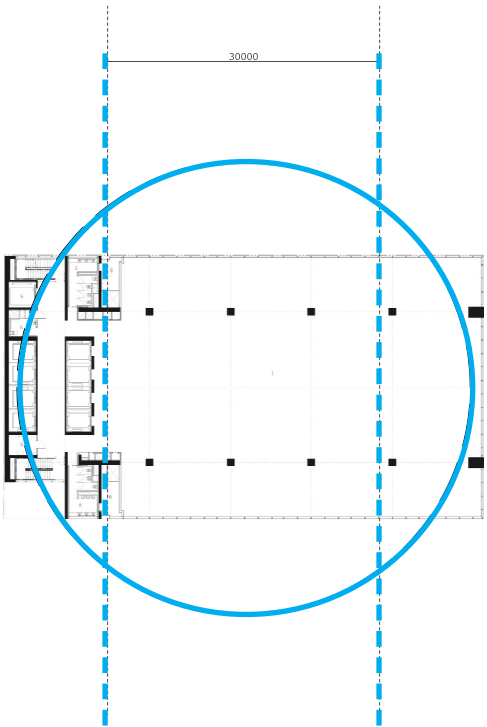
- ✗ H8.6.24 Maximum Tower Dimension
- ✗ H8.6.24A Maximum East-West Tower Dimension



# Benchmarks - Office Towers

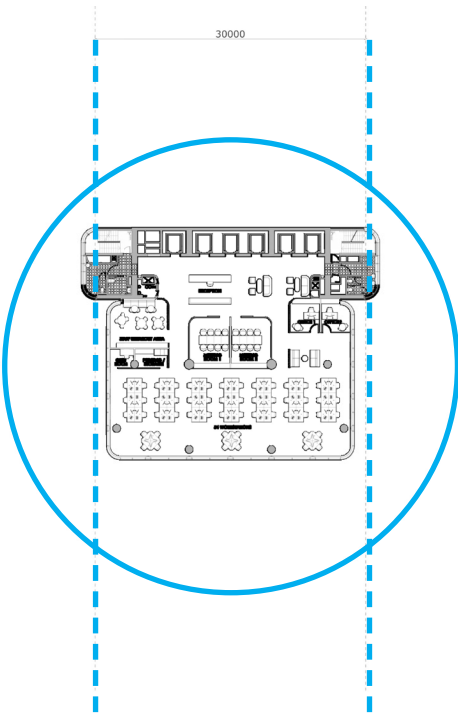
## Australia

50m Radius		Compliance	Minor non-compliance	Non-compliance
30m East-West				



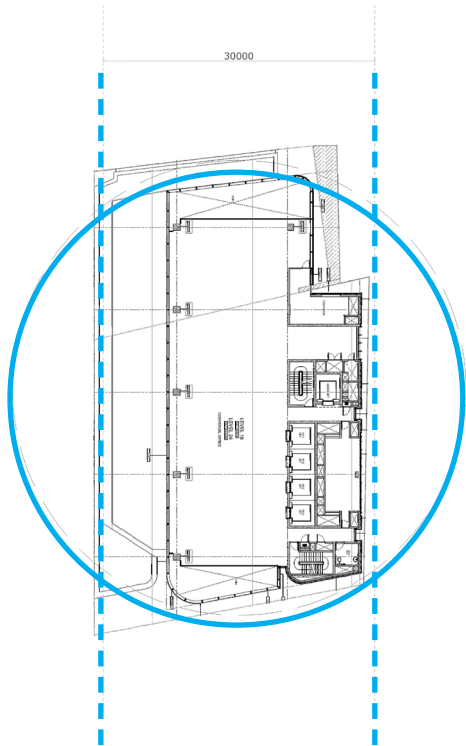
100 Mount Street, North Sydney  
Tower Plan Area: ~1,500m<sup>2</sup> GFA | Height 147m  
Year Complete: 2019

-  H8.6.24 Maximum Tower Dimension
-  H8.6.24A Maximum East-West Tower Dimension





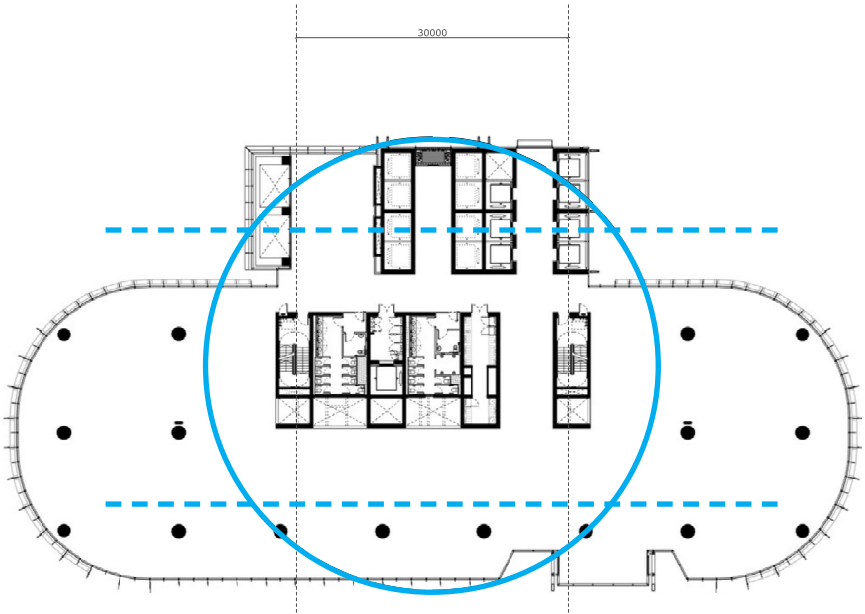
88 Walker Street, North Sydney  
Tower Plan Area: ~740m<sup>2</sup> GFA | Height 180m  
Year Complete: 2023

-  H8.6.24 Maximum Tower Dimension
-  H8.6.24A Maximum East-West Tower Dimension





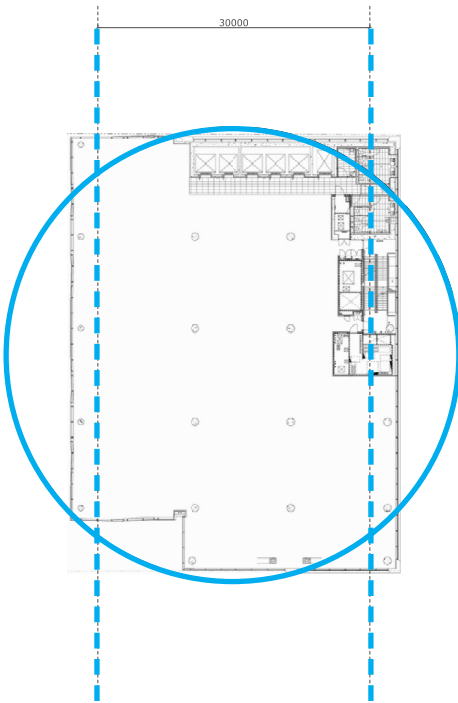
Poly Centre  
210 George Street, Sydney  
Tower Plan Area: ~900m<sup>2</sup> GFA | Height 107m  
Year Complete: 2022

-  H8.6.24 Maximum Tower Dimension
-  H8.6.24A Maximum East-West Tower Dimension



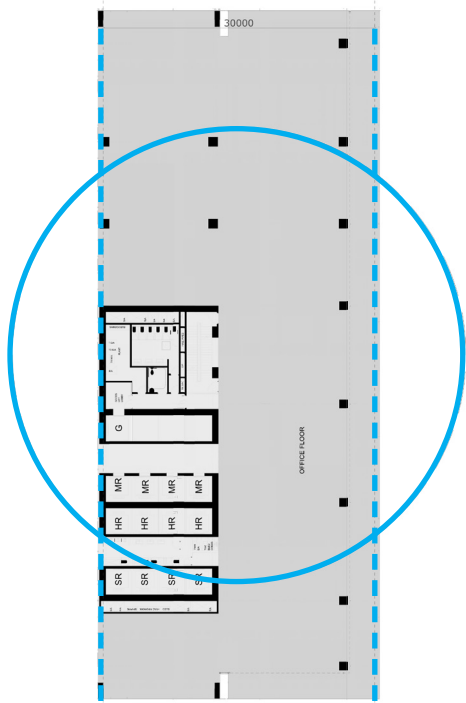
International Tower 1  
Barangaroo, Sydney  
Tower Plan Area: ~3,300m<sup>2</sup> GFA | Height 217m  
Year Complete: 2016

-  H8.6.24 Maximum Tower Dimension
-  H8.6.24A Maximum East-West Tower Dimension





80 Collins Street, Melbourne  
Tower Plan Area: ~1,650m<sup>2</sup> GFA | Height 216m  
Year Complete: 2020

-  H8.6.24 Maximum Tower Dimension
-  H8.6.24A Maximum East-West Tower Dimension



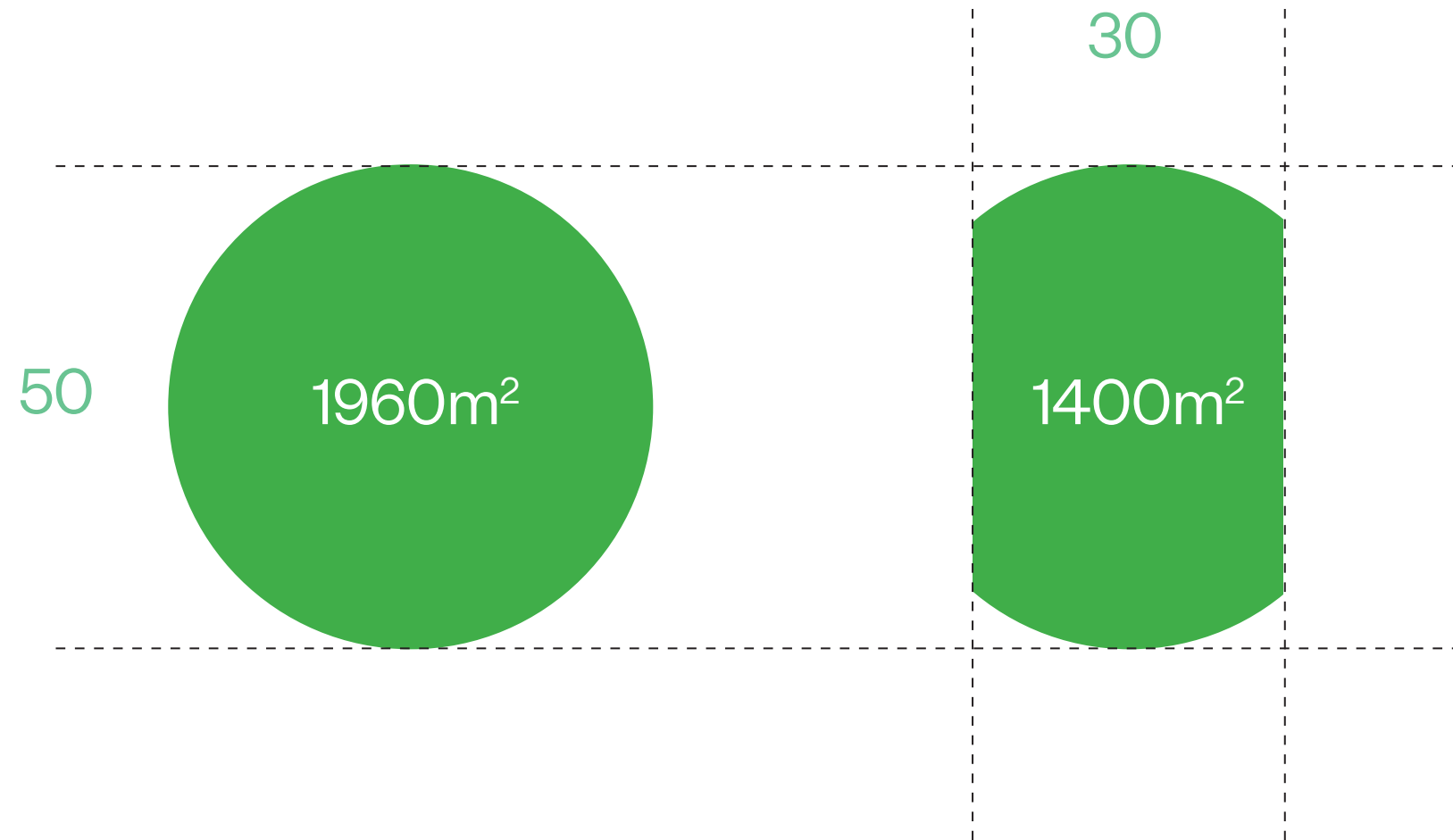
Olderfleet  
477 Collins Street, Melbourne  
Tower Plan Area: ~2,350m<sup>2</sup> GFA | Height 168m  
Year Complete: 2020

-  H8.6.24 Maximum Tower Dimension
-  H8.6.24A Maximum East-West Tower Dimension



# PC78 floorplate standards

## City Centre Zone

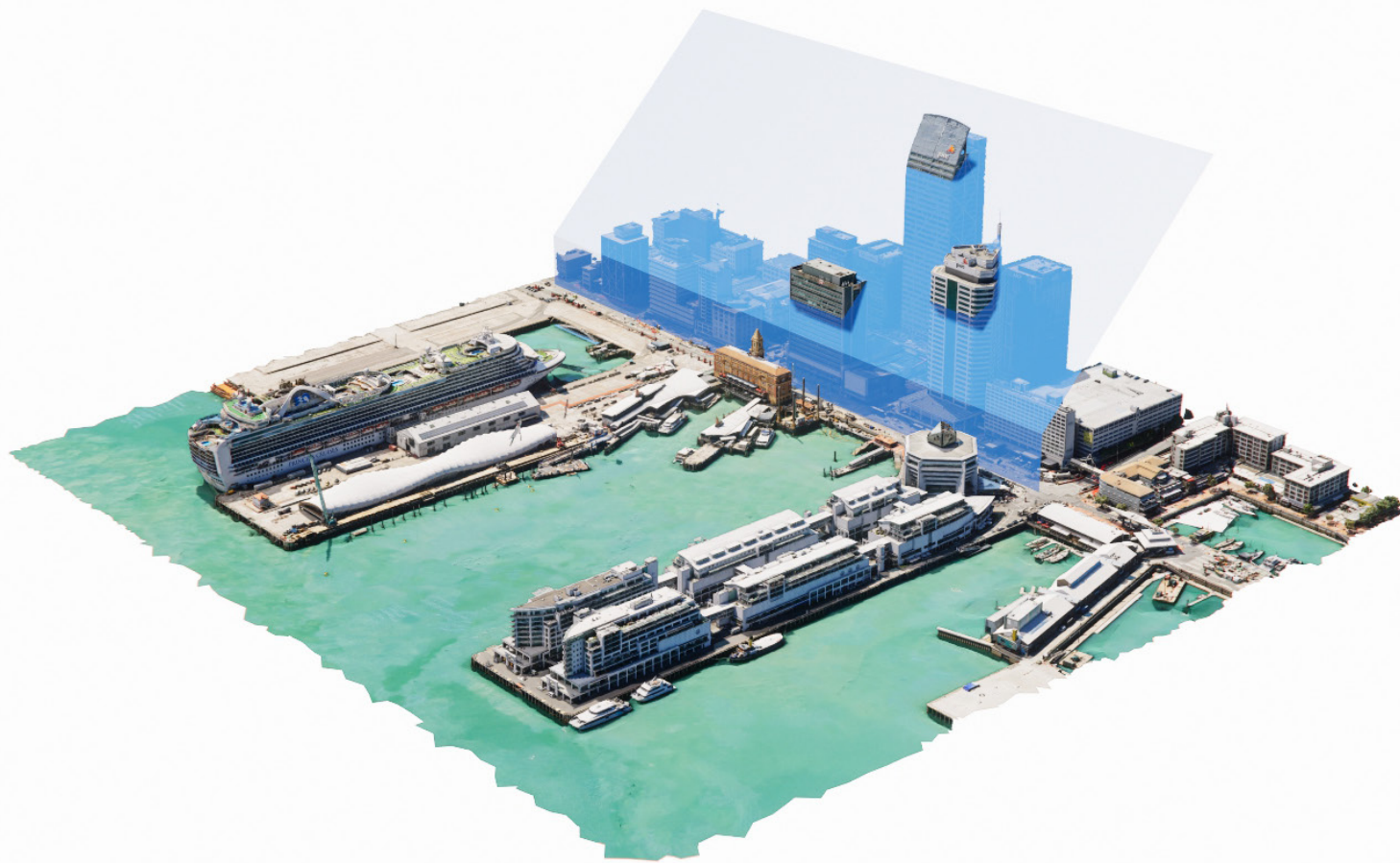




# PC78 Overview

## City Centre Zone

Harbour Edge Height Control - 40m + 45°



| Axo



| 3D Section

### Site Key



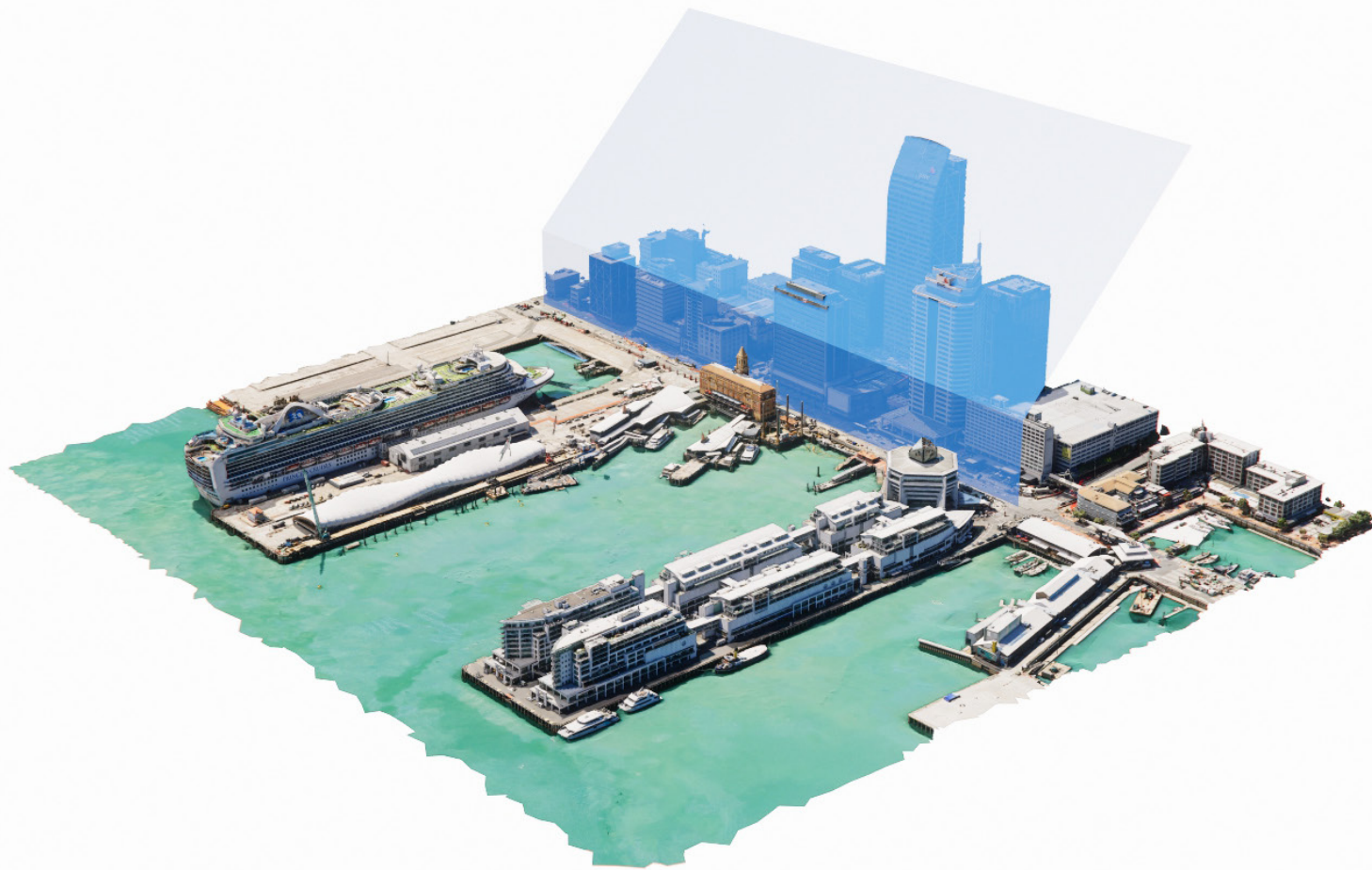
Harbour edge height control - 60m + 45°



# PC78 Overview

## City Centre Zone

Harbour Edge Height Control - 60m + 45°



| Axo



| 3D Section

### Site Key



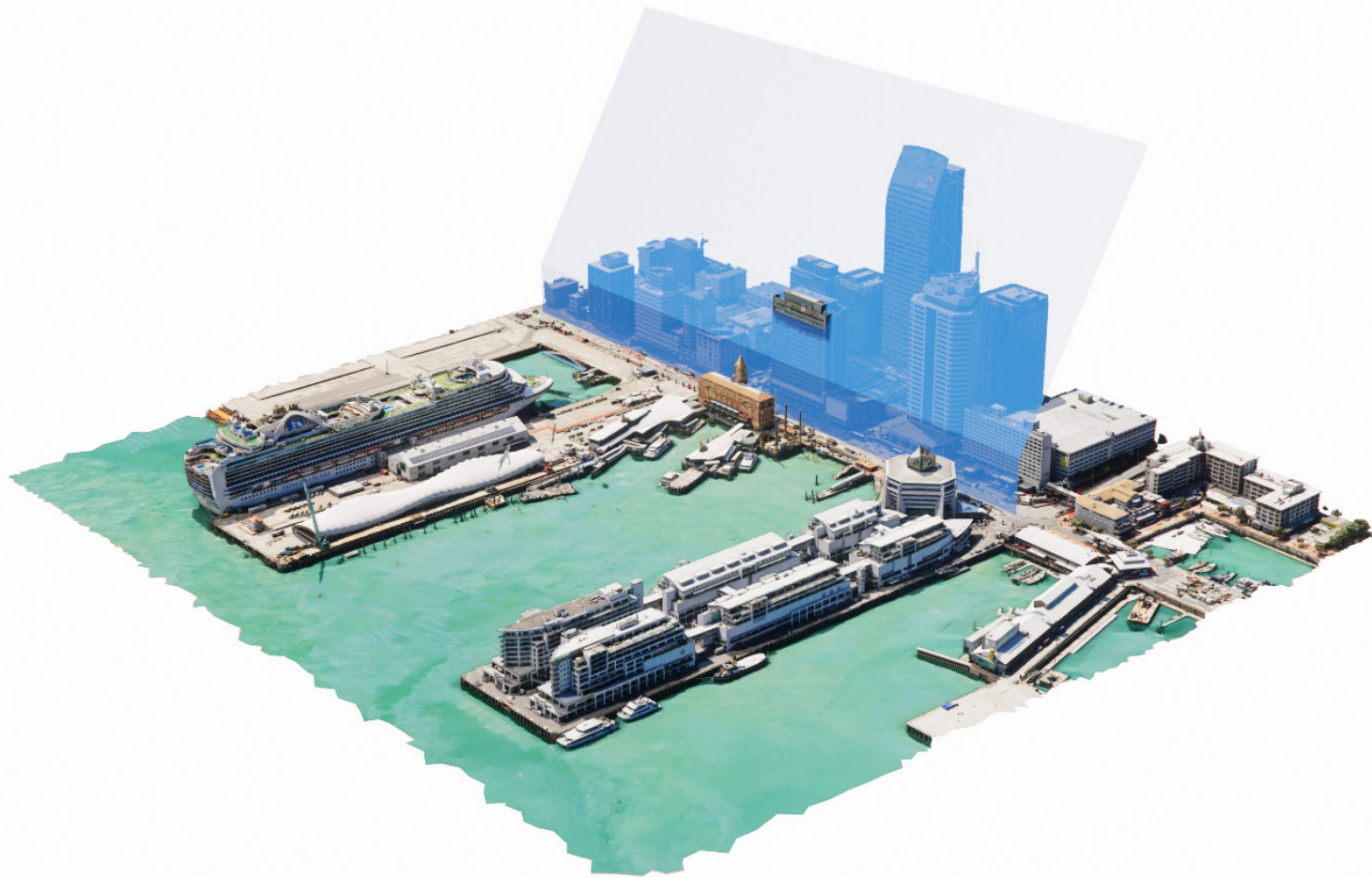
Harbour edge height control - 60m + 45°



# PC78 Overview

## City Centre Zone

Harbour Edge Height Control - 40m + 60°



| Axo



| 3D Section

### Site Key



Harbour edge height control - 60m + 45°



