

## 'Secret' access ways in the inner city

Did you know that there are over 60 public access routes through, around or via private buildings throughout the central city?

Bonus floor provisions allow developers to increase the floor space of a private development by providing public access or benefit from the change. These usually take the form of pedestrian access ways through buildings, referred to as "through-site access", and may include widened footpaths. Bonus provisions may also be gained through the provision of public viewing decks, plazas, and privately-owned art works that are accessible to the general public.

Council is responsible for monitoring the consent conditions that result in bonus floor provisions and for working with building owners or managers to ensure that public access remains as agreed over time.

The Waitematā Local Board has developed a comprehensive list of locations in the city centre where special access is provided via a bonus floor provision.

## Follow the links below for more information:

• <u>An assessment of bonus floor spaces in Auckland.</u> By Master of Urban Planning (Professional) Students. University of Auckland, 2016

NB: Due to intense construction activity around the city centre, some of these sites may be closed. To report closures or inaccuracies, please contact Auckland Council on 09 301 0101 and a customer representative will direct your query to the Resource Consents Department to investigate.

The list below was	What amenity is provided
current at time of printing	
[insert date].Location	
Beaumont Quarter,	Road access to this development is open for public vehicle
Freeman's Bay	and pedestrian access at all times during daylight hours.
Samoa House, 283-287	Provides access through the building to Beaumont Square.
Karangahape Road	
145-147 Nelson Street / 27	Once this construction is complete, there will be through
Union Street (SugarTree	access between Union and Nelson streets.
development)	



35 Hobson Street (Gorst	Gorst Lane is a service lane running between Nelson and
Lane - Heritage Hotel)	Hobson Streets; there is to be a paving feature at the eastern
	end which will be completed after major road works have been
	done in the area.
304-328 Queen Street (St	Provides public access through to Lorne Street. This access is
James Theatre Building)	currently closed for construction.
6/10 Kitchener Street (car	Public can access High Street through the car park's stairs
park building)	and elevator.
210 Queen Street / 57 High	Public can walk through the building to High Street and to
Street	Durham Street East.
214 Karangahape Road	Provides access from Karangahape Road to Cross Street.
(listed as 208 Karangahape	
Road)	
5-7 City Road	Provides access through the plaza to Symonds Street.
Auckland University of	Public can walk through the campus from Mayoral Drive
Technology	(opposite the end of Lorne Street) to St Paul Street.
20-22 Viaduct Harbour	Provides pedestrian access to Viaduct Harbour Avenue.
85-97 Customs Street West	There is through-site access between 8.00 a.m9.00 p.m.
(Sebel Hotel)	during daylight saving and between 8.00 a.m6.00 p.m. at
	other times.
109-123 Albert Street (Sky	Public access between the convention centre and the casino
City)	and hotel across Federal Street via the over bridge between
Only)	8.00 a.m6.00 pm (Monday – Friday; other times the
	convention centre is open excluding public holidays).
24 Wellesley Street West	Known as Bledisloe Lane, this is a public access way between
(Bledisloe Lane) (listed as	Wellesley Street and Aotea Square.
28-32 Wellesley west)	
246 Queen Street	Provides access to Lorne Street via escalators, lift and stairs
	between 8.30 a.m.—5.30 p.m. Monday-Friday and at all other
	times the site is open for business.
239 Queen Street (Mid-City	Provides access to Elliott Street.
Centre) (listed as 237-249	
Queen Street	
233 – 237 Queen Street	Provides access to Elliott Street.
(Strand Arcade)	
209 Queen Street	Provides access between Darby, Queen and Victoria Streets.
20 Wyndham Street	Provides access between Wyndham Street and Durham Lane
	(Ibis Hotel).
125 Queen Street (Old BNZ	The observation deck is open to the public during office hours.
Tower)	This deck is temporarily closed because the site is under
	construction.
48-52 Customs Street	Provides access between Customs Street to Takutai Square.
(Takutai Lane – 46-58	
Customs Street East)	
65 Fort Street / 74 – 88	Pedestrians can walk to / from Fort Street to Shortland Street
Shortland Street (Lumley	through Lumley Tower.
Tower)	
University of Auckland	Provides access between Grafton and Allen Roads.
Beach Road (Scene 3	Provides access from Britomart Place to Tangihua Street.
Apartments)	
Quay Park / Tapora Street	This is called Dockside Lane and provides access between
(Vector Arena)	Tangihua and Tapora Streets.



35-37 Maritum Cresterint     Flobiobs access to Maritumkterangin Reserve.       150-154 Karangahape     Flobiobs access to Emily Place.       19-23 NZAC Avenue     Provides access to Emily Place.       (Waldorf Celestion Hotel)     Provides access to Emily Place.       167-191 Victoria Street     Provides access to Emily Place.       56 Wakefield Street     Observation deck on level 17 open to the public. There is an external lift.       Hilton Hotel - Queens     Observation deck overlooking the harbour, is open to the public between 6.30 a.m 11.30 p.m.       183 Karangahape Road (St     Pedestrian access to Myers Park.       77-89 Symonds Street     Pedestrian access to Vincent Street.       (MCA)     Pedestrian access to Vincent Street.       (YMCA)     Pedestrian access to Federal Street.       (YMCA)     Pedestrian access to Bedween Federal and Albert Streets.       192-196 Victoria Street     Provides access to Bledisloe Lane and Wellesley Street       (Weta)     Pedestrian access to Bledisloe Lane and Wellesley Street.       23-29 Albert Street (Auckland     Footpath widening bonus feature,	55 57 Mahuhu Oracaant	Drovidoo coocoo to Mohukukitarongi Docorrus
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Place	
25 & 29 Princes Street /	Pedestrian access from one street to the other.
Bowen Lane	
High Street / Courthouse	There is a widened footpath along the High Street frontage
Lane (Metropolis)	with unobstructed pedestrian access at all times.
1-9 Emily Place	Pedestrian access between Emily Place and Beach Road.
Lower Hobson Street/	Public over-bridge from outside the car park building to
Viaduct (over bridge) / 196 -	building on corner of Quay Street.
200 Quay Street	
115-119 Cook Street	Required to keep the wedge of land on the Cook Street
(landscape)	frontage landscaped.
Crowne Plaza / Atrium on	Access to Elliot Street from Albert Street via lifts and
Elliott	escalators.
Lucy Lane (Customs Street	Public street between Customs Street West and Pakenham
West / Pakenham Street)	Street.
Wellesley Street / Victoria	Pedestrian access between Wellesley Street West and
Street(Les Mills) - 186	Victoria Street.
Victoria Street West	
Vulcan Lane	Has street furniture (seating) for public use.
Durham Street East	A public street between Queen Street and High Street.
Swanson Lane	A public walkway, previously part of Swanson Street.
125 Queen Street (BNZ)	Widened footpaths on Swan Street and Queen Street outside this building.
191 Queen Street	Footpath widened outside the building, through-site access between Queen Street and Durham Street West.

## **Ten Bonus Floor Provisions and Photos**

Bonus floor provisions allow developers to increase the floor space of a private development by providing public access/benefit from the change. Usually in the form of pedestrian access ways through buildings, referred to as "through-site access", include widened footpaths, public viewing decks, plazas, and privately owned art works that are accessible to the general public.

Below are examples of ten bonus floor provisions in the central city.



