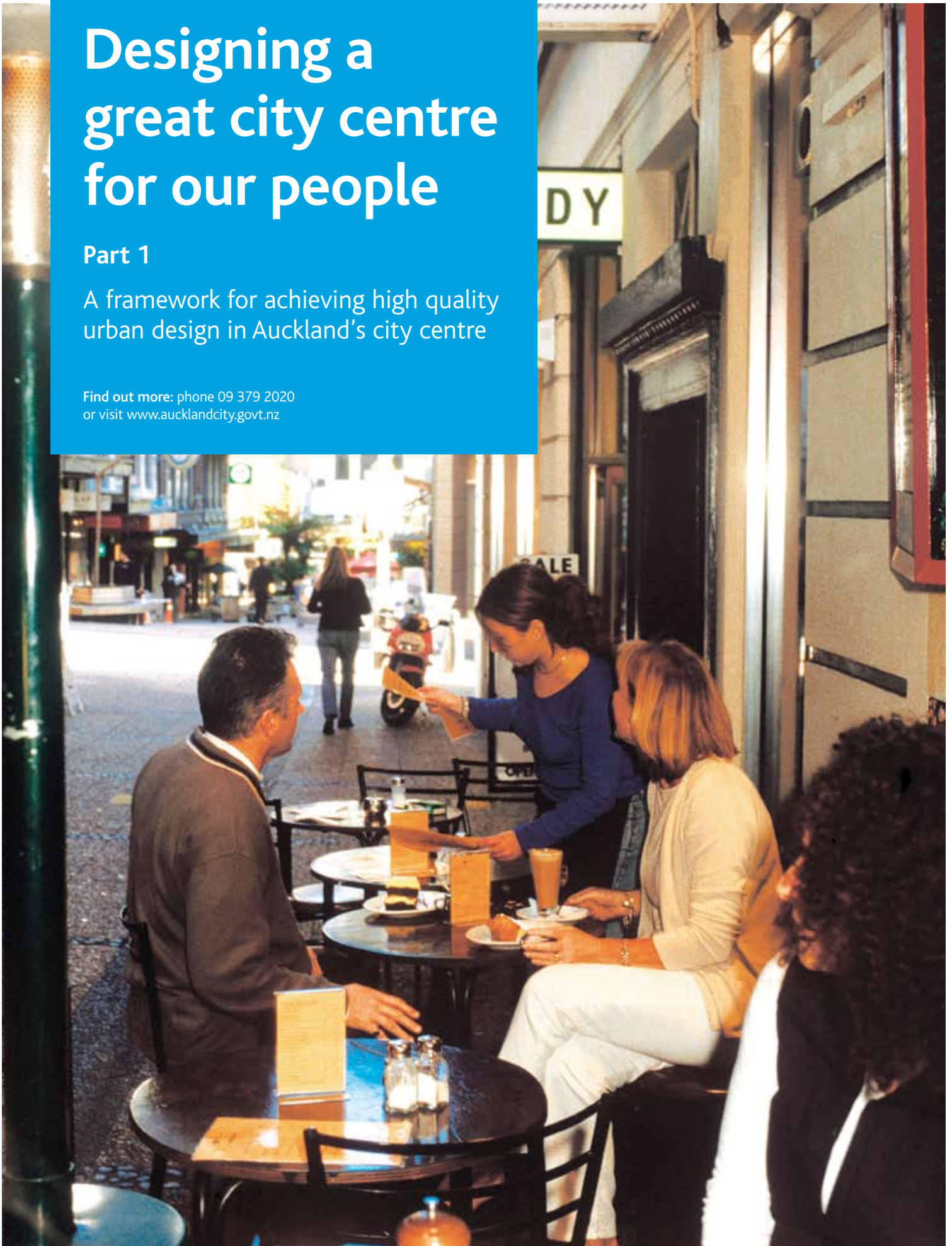


# Designing a great city centre for our people

## Part 1

A framework for achieving high quality urban design in Auckland's city centre

Find out more: phone 09 379 2020  
or visit [www.aucklandcity.govt.nz](http://www.aucklandcity.govt.nz)



## He Whakatauki

E kore e taea e te whenu kotahi  
ki te raranga i te whariki  
kia mohio tatou kia tatou.  
Ma te mahi tahi o nga whenu,  
ma te mahi tahi o nga kairaranga,  
ka oti tenei whariki.  
I te otinga  
me titiro tatou ki nga mea pai ka puta mai.  
A tana wa,  
me titiro hoki  
ki nga raranga i makere  
na te mea, he korero ano kei reira.

## A proverb

The tapestry of our sustenance and well-being  
cannot be woven  
by one strand alone.  
Only by the working together of strands  
and the working together of us all,  
will such a tapestry be completed.  
With its completion,  
let us look at the good that comes from it  
and in time  
we should also look  
at those stitches which have been dropped,  
because they also have a message.

**Author: Kukupa Tirikatene**

## Foreword



**When determining what makes a great city, common characteristics tend to build a central theme. The pulse of the city's centre is undeniably one of these.**

On our journey towards becoming First City of the Pacific, a focus on urban design for our city centre is essential. Just as well-designed

hospitals help patients recover their spirits more quickly and offices that incorporate good design have a happier and more productive workforce, better-designed city centres encourage and facilitate improved social cohesion, build civic pride and foster economic benefits.

Successful highly performing cities such as London, Vancouver, Melbourne, Sydney, Brisbane, Portland, San Francisco, Barcelona and Toronto have all recognised that good urban design makes even better business sense. In those cities, outstanding design and well-maintained buildings and places provide a competitive business edge and are simply more attractive to workers, families, investors and tourists.

Good urban design is not just a matter of style and taste. Instead, it is based around common sense principles of place-making that have operated over hundreds of years, and applying these to locations around the city.

The council's framework for achieving high quality urban design in Auckland's city centre expands on the aspirations identified in the council's citywide Urban Design Framework.

The city centre presents a number of particular opportunities and challenges. The key objective of this framework is to create an urban environment that complements Auckland's natural beauty and one that encourages people to make the choice to live, work and play in the city, now and in the future.

We want to create a city that people enjoy and want to spend time in. Part of this lies in planning for growth and providing for the necessary infrastructure. Of equal importance is recognising and protecting the existing strengths of the city centre, such as our valuable heritage buildings and streetscapes.

By striving to achieve the key elements in this framework, Auckland will fulfil its potential of becoming First City of the Pacific.

Councillor Aaron Bhatnagar  
Chairman, City Development Committee  
Auckland City Council  
November 2008





Well-designed streets and open spaces provide multiple opportunities for activity and natural surveillance.

## The six urban design goals for the city

This framework sets out how urban design will contribute towards creating a great city centre for our people. This vision requires us to reach for the following goals.



### Distinctive

a distinctive city centre that reflects its multicultural identity, its history and its importance within the South Pacific



### Sustainable

a sustainable city centre where land use, the natural environment and the built form lead the way to a greener and healthier environment for people



### Compact

a compact city centre containing high-quality, compact, walkable, and mixed-use environments that help to reduce the time that people need to travel



### Beautiful

a beautiful city centre where the design of our buildings and spaces (including ordinary, everyday spaces) contribute to creating beautiful places for people to enjoy



### Connected

a connected city centre where people have sustainable transport options that are comfortable, convenient, efficient and affordable



### Human

a human city centre where our built environment is respectful of people and how we experience the city – giving people priority over cars



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# 1 Introduction

## 1.1 Reason for the city centre urban design framework

Auckland's CBD into the Future strategy identifies this framework as a key mechanism for delivering a high quality urban environment within the city centre.

This framework expands on the aspirations identified in the citywide urban design framework, titled "Designing great places for our people: a framework for achieving high quality urban design in Auckland" by applying the council's six urban design goals to the city centre's unique context.

These goals are for Auckland to be:

- distinctive
- compact
- connected
- sustainable
- beautiful
- human.

This framework will shape the way we deliver our shared vision of Auckland as First City of the Pacific by helping us to develop a high quality urban and natural environment with a range of transport, lifestyle and community choices for people within Auckland's city centre.

"Urbanity needs to be seen as a multitude of little elements and a great ambition."

Renzo Piano



Auckland's city centre.

Auckland's CBD into the Future strategy

First City of the Pacific Vision and associated seven strategies<sup>1</sup>

City centre urban design framework<sup>2</sup>

Citywide urban design framework and six urban design goals

Three council work streams have identified the need for and influenced the development of this framework.

<sup>1</sup> The seven strategies are: economic development, lifestyle choices, quality natural environment, efficient and capable council, quality built environment, strong and healthy communities and transport choices.

<sup>2</sup> The city centre urban design framework is titled "Designing a great city centre for our people: A framework for achieving high quality urban design in Auckland's city centre."





Auckland's city centre sits within a beautiful natural setting. The urban design opportunity is to ensure that the built environment is complimentary and respectful to it.

## 1.2 Role of the framework

This framework is divided into two parts. This document is the first part (part 1) and identifies the urban design objectives that are essential for an efficient, dynamic and memorable city centre for the people of Auckland. It provides clarity to residents, investors, developers and design professionals on the council's direction in urban design practice and sets the scene for developing detailed plans on the future form, appearance and function of the city centre.

The urban design objectives have been developed in accordance with a series of national, regional and citywide work streams, including:

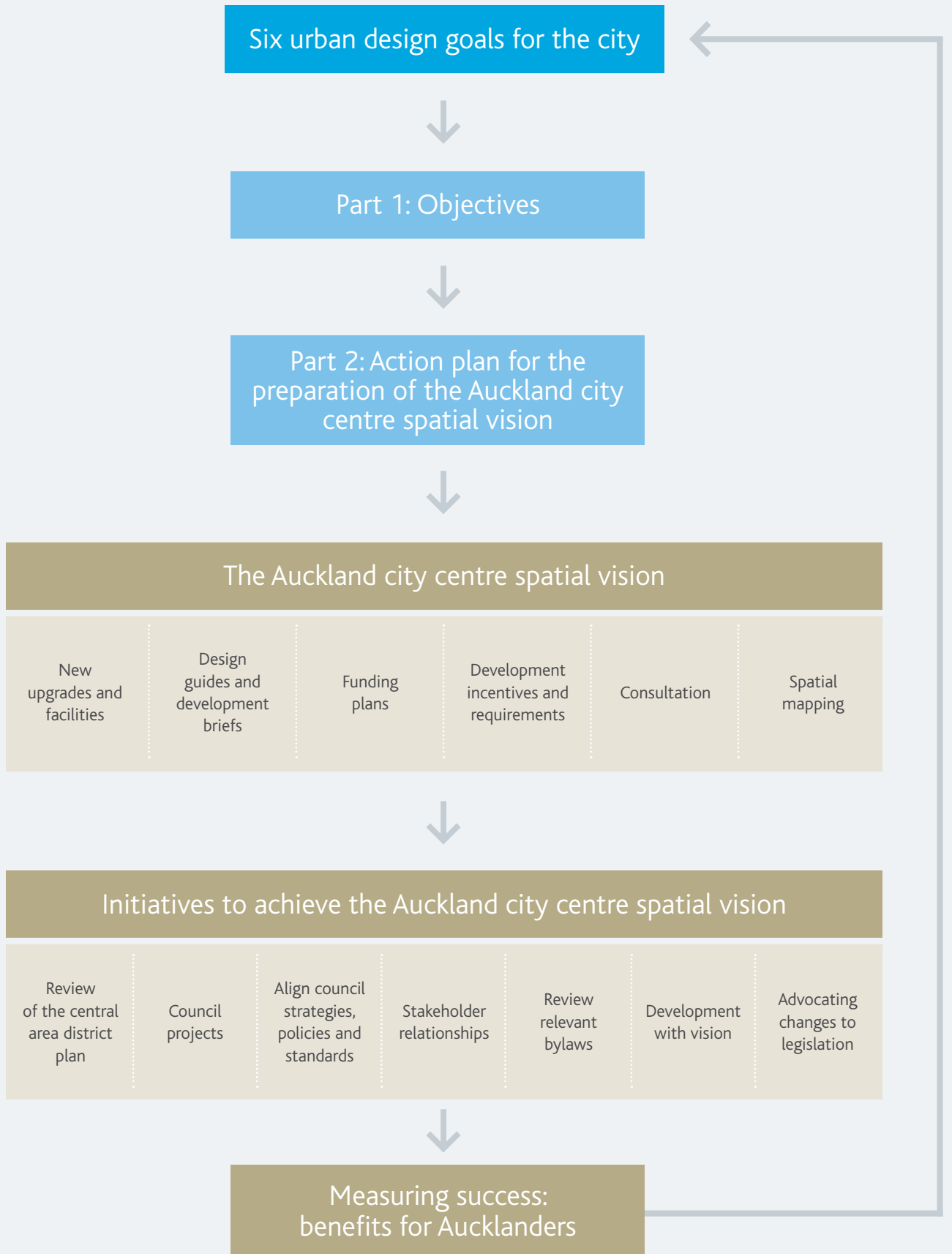
- the New Zealand Urban Design Protocol
- the Auckland Regional Growth Strategy
- Auckland's CBD into the Future strategy
- the Auckland City Growth Management Strategy
- the Mayoral Task Force on Urban Design
- the council's long-term sustainability plan Keeping Auckland's Future Bright
- the citywide urban design framework.

The council has seven citywide strategies to achieve its vision for Auckland to be First City of the Pacific. These strategies are:

- economic development
- lifestyle choices
- quality natural environment
- efficient and capable council
- quality built environment
- strong and healthy communities
- transport choices.

Creating a quality city rests with many hands, and the delivery of the urban design objectives for the city centre will rely on inter-department working across all of the seven citywide strategies.

The second part (part 2) is an action plan for the preparation of the Auckland city centre spatial vision. The spatial vision will start to put in place some of the physical measures necessary to achieve the urban design objectives set out in part 1.



## 2 What is the value of urban design?

Urban design is the collaborative process of designing and arranging all the physical elements that make up cities to create harmonious, vibrant and successful places for people. It is not simply about making places look good: equally as important is ensuring that places work and function better for the people who use and inhabit them.

Cities are highly complex systems that consist of many different components – streets, open spaces, parks, reserves and buildings with various uses from housing through to community facilities, shops and businesses – as well as many diverse groups of people who use, interact, access and move between these.

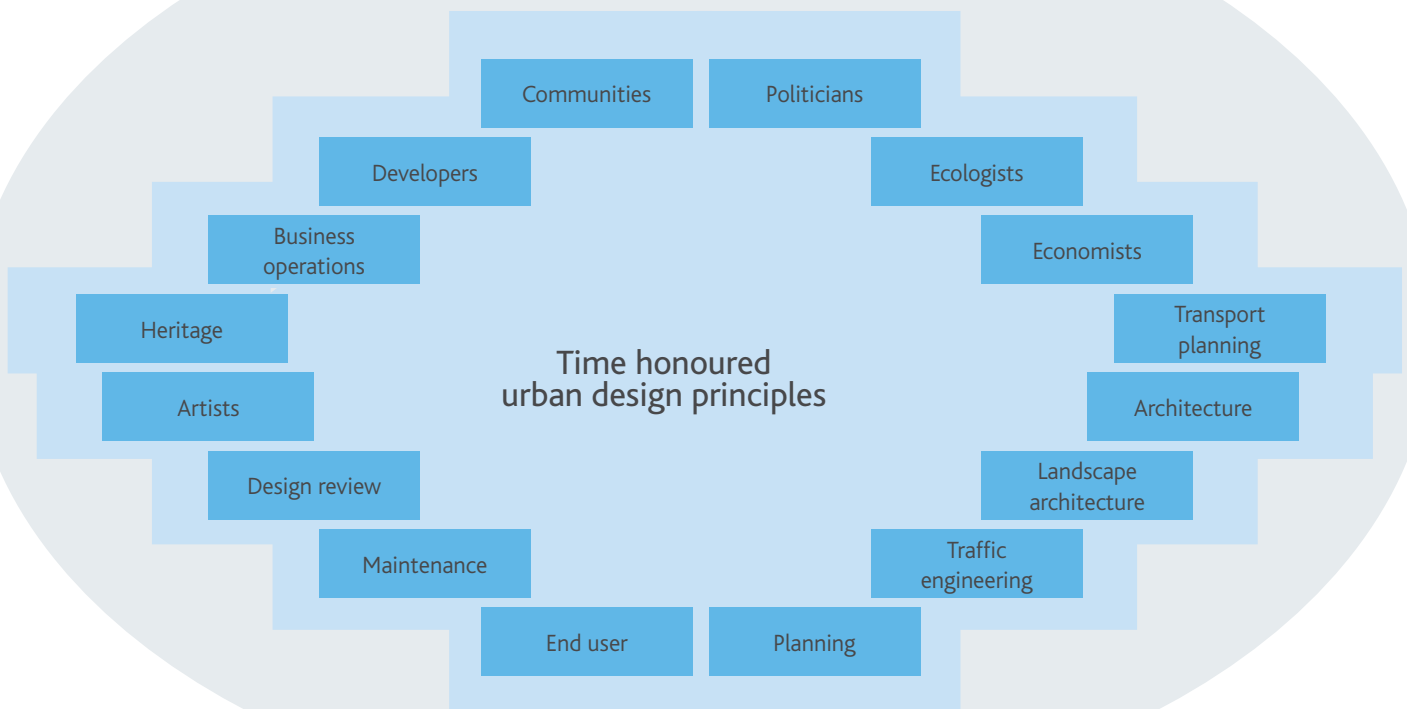
Urban design is focused on understanding:

- the spaces and connections between buildings and different parts of the city
- the size, appearance and use of buildings and their relationship with the spaces around them
- the location of activities, and maximising opportunities for interaction between people.

Due to the complex nature of built environments, the market conditions that dictate their growth and the behaviour of people who inhabit them, no one person or profession has the ability or responsibility to deliver successful towns and cities. It takes collaboration and creative thinking between all professions and processes that have an impact on the built environment. Urban design brings these professions and processes together, and applies the key principles of place-making to ensure that they are delivering outcomes that create quality built environments.

### Quality built environments

### Time honoured urban design principles



Urban design brings professions and processes together. It applies time honoured place-making principles to them to create quality built environments.



## 2.1 Urban design and viable, sustainable city centres

In common with many cities around the world, Auckland is confronting the realisation that our current way of life is unsustainable in the long-term. We need to take positive action now to protect our physical and natural environments and the communities in which we live.

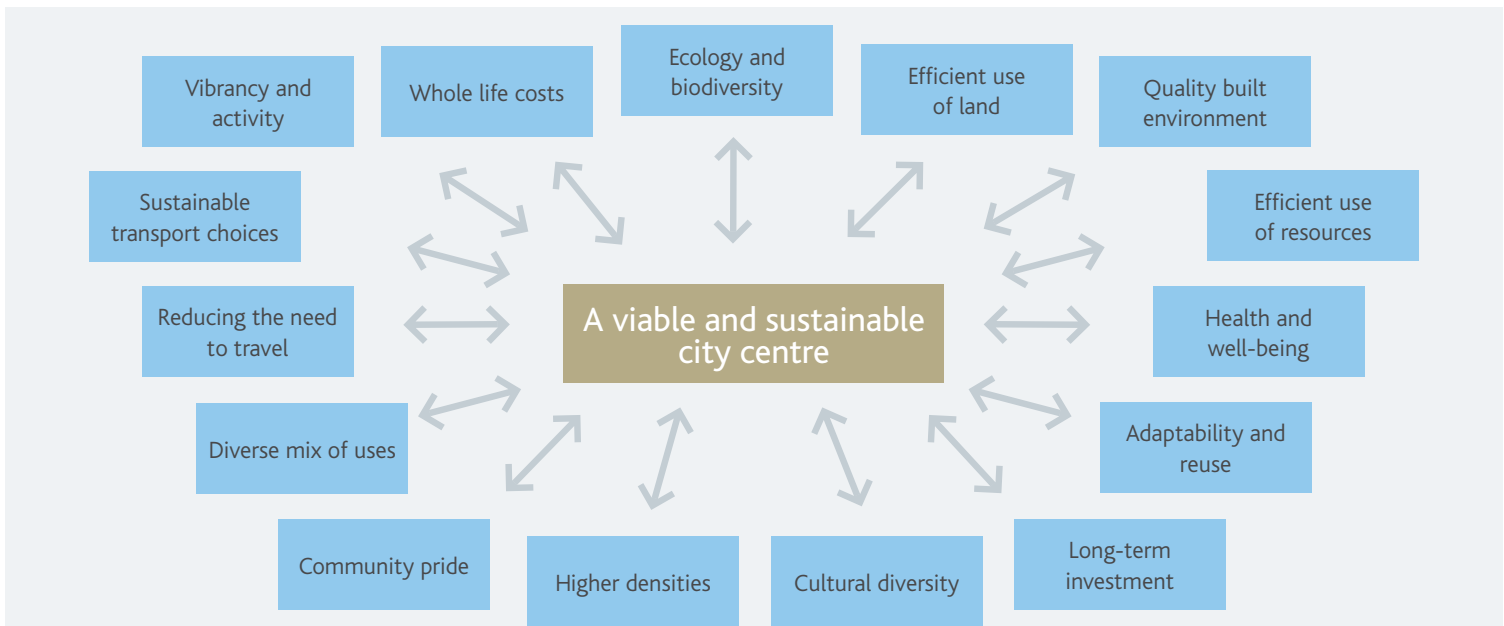
Urban design is a major contributor to achieving viable and sustainable cities, and for Auckland's city centre it will be key to creating an urban form in which people choose to live, work and play now and in the future.

Well-designed city centres have a competitive edge, as they are magnets for businesses and consumers who are attracted to quality urban environments. They attract tourism and investment, and instill community pride, ensuring the long-term viability of the city.

Achieving a viable and sustainable city centre is the basis of all the goals, objectives and actions in this framework.

These include continuing to increase density so that there are enough people to support a greater mix of uses, higher levels of civic amenity, and better public transport services and infrastructure to reduce the need to travel. Providing for and encouraging a diverse mix of communities through the provision of a variety of housing types and commercial tenancies will also be key to creating a vibrant and sustainable city centre.

The size, scale, orientation and resource use of buildings is fundamental to establishing a sustainable built form. The careful design of buildings can reduce long-term resource use and prevent impacts on the existing climatic environment. Providing for biodiversity improves the sense of health and well-being, and helps to beautify the city centre.



This diagram illustrates some of the elements that will help to create a more sustainable city centre. Many of these elements can be delivered through the integrated design of the built environment, and are explored throughout this urban design framework.



Adaptable warehouses in the Victoria Quarter are converted into mixed-use development.

“Urban design is about how we can make busy, built-up cities attractive, liveable and functional... not just the aesthetics but the form and function of a sustainable city.”

The Mayoral Task Force on Urban Design (2005). *Designing Auckland: a springboard for action.*



The Viaduct provides opportunities for people to stay longer in the city centre.

## 3 Urban design objectives for Auckland's city centre

### 3.1 Key themes

While this document contains a series of objectives under each of the six urban design goals, it is possible to see many of them relating to one or more underlying theme that recurs across many of the goals. Some of these themes are outlined below.

- **Strengthening the economy**

Well-designed city centres have a strong competitive edge, as they are magnets for businesses and consumers who are attracted to quality built environments. Through the manipulation of the built environment, urban design has a key role to play in promoting Auckland's city centre to the global market and in strengthening its position as New Zealand's pre-eminent centre of business. The objectives in this framework seek to achieve a high quality and exciting urban form that attracts businesses and consumers, and to develop transport infrastructure that provides safe, efficient and cost-effective access for workers and customers.

- **Creating destinations**

Providing destinations that are fresh, stimulating and exciting will be key to attracting people to the city centre. The objectives in this framework seek to ensure that the city centre has an exciting and diverse range of events, a unique retail, dining and night-time experience, a range of open spaces with facilities for young and old, and distinctive areas that support synergies between activities and the exchange of creative ideas.

- **Enhancing the pedestrian experience**

Valuing and enhancing the pedestrian experience is fundamental to creating a high quality and fully functioning city centre for people and businesses. City centres are about the interactions between people and they provide the opportunity for these to take place within a public environment. The objectives in this framework seek to continue to create safe and high quality street environments and public spaces that encourage social interaction whilst providing a range of opportunities for pedestrians to move through the city.

"A good city is like a good party, people stay longer than they expected because they are enjoying themselves."

Jan Gehl

- **Planning for growth**

This framework emphasises the importance of the need to continue to plan for growth and to provide the necessary infrastructure if the future intensification of Auckland's city centre is to have beneficial outcomes. This extends to generating a wide range of housing types and sizes that are appropriate for a city centre context, and ensuring that the appropriate amount of open spaces, community facilities and transport infrastructure are provided, and are in the right location.

- **Connecting to the wider context**

A number of objectives in this framework focus on articulating and enhancing the relationship between Auckland's city centre and its wider physical and natural setting. Visual, natural, land-use and movement-based connections to the wider context are addressed, as well as the need to distinguish the city centre from the wider environs to strengthen its identity.

- **Building on existing strengths**

Recognising, protecting and broadening the strengths of Auckland's city centre is a key theme throughout this framework. Heritage elements are an important part of the city centre's identity, as are its universities, the Waitemata Harbour, its unique topography and layout, its cultural diversity and its spectacular natural setting.



Historic buildings bring a sense of history and character to the city centre.



## Goal 1 – Being distinctive

“We need to ensure our towns and cities are successful places that contribute positively to our identity as a nation.”

Ministry for the Environment (2005). NZ Urban Design Protocol.

Fundamental to Auckland’s distinctiveness is its pivotal location on the Waitemata Harbour and its wider context of the islands, volcanic cones and Waitakere Ranges. There is a need to ensure that the relationship between the city centre and its natural setting is retained and enhanced.

The city centre is located at the heart of the historic city – traces of this history are reflected in the buildings and the layout of streets. Auckland’s unique topography contributes to its distinctiveness through views, vistas and the opportunity for a unique skyline. Building on these elements as well as the city centre’s diversity of open spaces, intensity of activity and unique character differences is key to enhancing its sense of place.

Auckland’s urban environment has the potential to leave a lasting impression. In order to achieve this, we will need to strengthen its urban offering through the further development of civic buildings, cultural referencing in buildings and open spaces, iconic architecture, pedestrian experiences and exciting destinations.

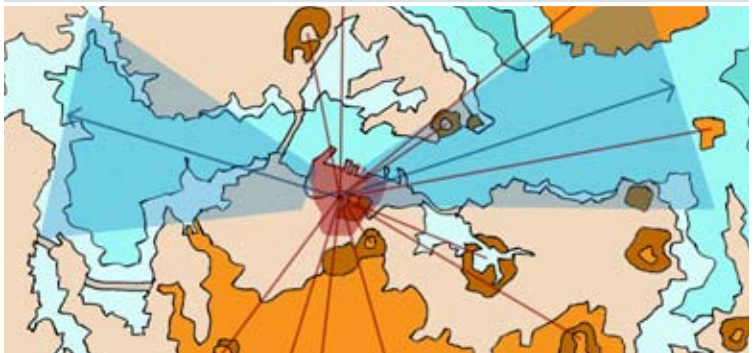
Our objectives for ensuring that we have a distinctive city centre are identified on the opposite page. Some of the actions for achieving these objectives include:

- identifying proposals for improving the civic quality of the city centre
- preparing a thematic summary of historic plans, descriptions and stories
- identifying the character variations that exist along the harbour edge
- identifying the characteristics of distinctive areas
- identifying an aspirational form and skyline.

These and further actions are identified in part 2 – An action plan for the preparation of the Auckland city centre spatial vision.



Historic buildings bring character and distinction to the city centre.



Viewing corridors connect the city centre with its unique, natural setting.



Auckland’s city centre has a unique and distinctive skyline.



Cultural patterning references in facade design create a distinctive city centre.

## What we want for our city centre

To be **distinctive**, Auckland's city centre will have:

- Objective 1.1** pedestrian journeys, with a series of experiences that together create a strong civic quality
- Objective 1.2** a robust and vibrant heritage and history that is protected and celebrated
- Objective 1.3** a waterfront that celebrates the natural and man-made qualities of the harbour
- Objective 1.4** areas with recognisable synergies, characteristics and a sense of place
- Objective 1.5** a skyline that is unique and distinctive, especially when seen from the harbour
- Objective 1.6** viewlines, vistas and vantage points within the city centre, and to the wider harbour and geographical area
- Objective 1.7** development on the edge of the city centre that creates a sense of arrival and differentiates it from other parts of the city
- Objective 1.8** references to tangata whenua in buildings and open spaces.



Pedestrian journeys with sequential experiences create a strong civic quality.



A dynamic waterfront that celebrates the harbour.



## Goal 2 – Being compact

“What stops Auckland from being a sleepy lifestyle place is its thriving economy and the driving ambition it has to make its mark.”

Oscar Knightley

The city centre is characterised by the geographical concentration of the city’s public and private institutions, its economic and retail offering, and its accommodation infrastructure. The key to its future success is to continue to intensify these activities, attract investment and provide more opportunities for shoppers and diners. However, if the outcome of intensification is to be a beneficial one, it will also be important to provide for the open space, cultural, educational and community needs of an increasing resident and working population.

Intensification can be accommodated through the development of tall buildings in appropriate locations, which will strengthen the corporate image and distinctiveness of the city, and through the more efficient use of land. With intensification comes the need to ensure that all elements of the built environment are well integrated. This will require the careful design of the interfaces between different kinds of activities and uses, increased quality in the design of the public realm, and high levels of private amenity.

Our objectives for ensuring that we have a compact city centre are identified on the opposite page. Some of the actions for achieving these objectives include:

- identifying the number of residents, workers and shoppers that are needed to create a viable city centre
- identifying opportunities to make more efficient use of land
- identifying mechanisms to incentivise high quality office accommodation
- developing a city centre housing design guide with best practice examples
- benchmarking against high quality cities to identify future open space and community needs.

These and further actions are identified in part 2 – An action plan for the preparation of the Auckland city centre spatial vision.



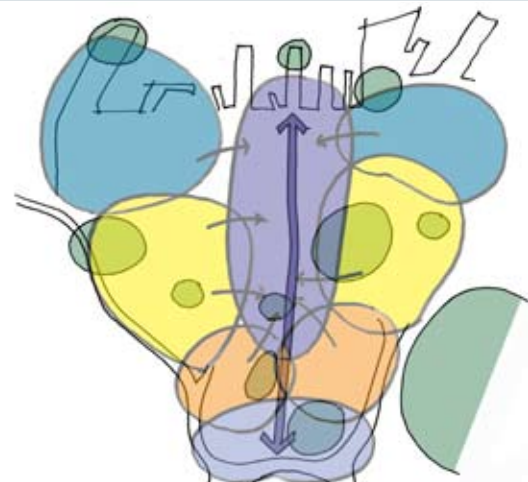
Rooftops provide unique opportunities for open spaces for residents and workers.



Diverse and vibrant retail and dining experiences for people.



Community facilities at street level provide active edges while supporting the needs of a diverse resident and working population.



Conceptual integrated spatial planning for growth in the city centre.



## What we want for our city centre

To be **compact**, Auckland's city centre will have:

<b>Objective 2.1</b>	growth that continues to be encouraged and actively planned for in the form of dense, mixed-use developments
<b>Objective 2.2</b>	land that is used effectively and efficiently
<b>Objective 2.3</b>	business accommodation within a built form that reflects the city centre's role as New Zealand's pre-eminent centre for business
<b>Objective 2.4</b>	high quality residential accommodation with appropriate levels of on-site amenities
<b>Objective 2.5</b>	a vibrant retail offering and dining experience that reflects the diversity of people in the city centre, and its status as the heart of Auckland
<b>Objective 2.6</b>	accessible and appealing education choices that attract people from around the world to live, work and study
<b>Objective 2.7</b>	a sufficient number of high quality open spaces that meet the needs of an increasing population
<b>Objective 2.8</b>	community, cultural and entertainment facilities that support the needs of a diverse resident and working population.



High quality accommodation with good levels of on-site amenities for residents.



Building on and strengthening the corporate image of the city centre.

## Goal 3 – Being connected

“Only places which are accessible to people can offer them choices.”

Bentley, Alcock, Murrain, McGlynn, Smith (1985). *Responsive Environments: A Manual for Designers*.

One of the council’s seven strategies is to provide transport choices. The objectives in this goal support this strategy as they seek to ensure that there are a range of transport choices available to meet the needs of residents, businesses and visitors to enable them to live, work and play in the city centre.

Providing facilities that allow for modes of transport such as buses, ferries, trains, walking and cycling to be as viable and attractive as the private car is central to this framework. The key for success is to ensure that they are well connected both to other parts of the city centre and to the wider context. These modes of transport will also need to be efficient and integrated, providing the total journey experience, as well as convenient and affordable.

Streets not only act as movement corridors but they also make up a significant proportion of the city centre’s public realm. They need to be attractive and inviting to people if walking and public transport are to be viable transport choices, and they need to contribute towards creating a memorable city centre experience.

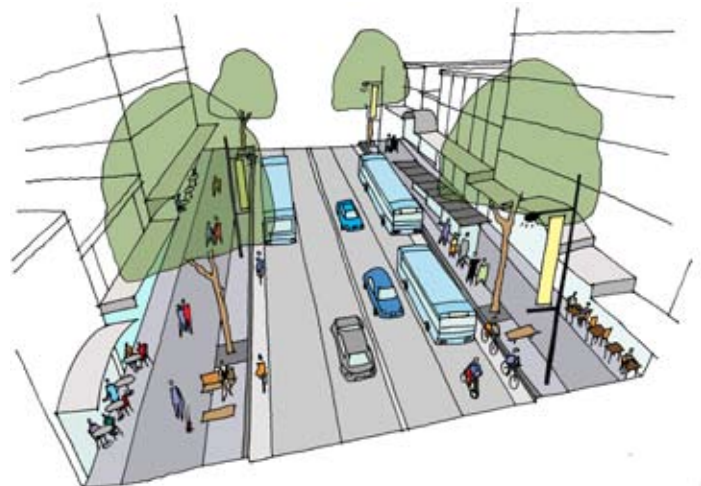
Our objectives for ensuring that we have a connected city centre are identified on the opposite page. Some of the actions for achieving these objectives include identifying:

- opportunities to improve the appearance of streets with poor pedestrian environments
- routes where sustainable modes of transport have the highest priority
- initiatives that would significantly encourage passenger transport use
- pedestrian desire lines between key destinations
- opportunities to strengthen the existing cycling network.

These and further actions are identified in part 2 – An action plan for the preparation of the Auckland city centre spatial vision.



Quality streetscapes encourage people to walk through the city centre.



Street design is fundamental when providing for multiple users.



Buses provide people with services to multiple destinations.



Providing the necessary facilities will be key to encouraging cycling in the city centre.



## What we want for our city centre

To be **connected**, Auckland's city centre will have:

- |                      |  |
|----------------------|--|
| <b>Objective 3.1</b> | all streets with a quality and scale that make them inviting to people and provide a memorable city centre experience                        |
| <b>Objective 3.2</b> | efficient and integrated access to businesses to support, strengthen and attract commercial activity   |
| <b>Objective 3.3</b> | sustainable transport routes in key areas where walking, cycling and public transport have priority over private vehicles                    |
| <b>Objective 3.4</b> | a passenger transport system with facilities that are safe, convenient and attractive, encouraging greater use                               |
| <b>Objective 3.5</b> | a network of streets, lanes and open spaces with a variety of options for pedestrians to move through the city centre safely and efficiently |
| <b>Objective 3.6</b> | a safe, efficient and enjoyable cycling network with an appropriate amount of cycle parking and facilities                                   |
| <b>Objective 3.7</b> | a network where people of all movement ability levels are able to access key areas easily and safely   |
| <b>Objective 3.8</b> | multiple opportunities for easy and direct access to the waterfront area and the water's edge.   |



Trains provide a safe, efficient and cost effective mode of transport for commuters.



Transport hierarchy on sustainable transport routes – placing people first. See objective 3.3.



## Goal 4 – Being sustainable

“Love nature, study nature, stay close to nature. It will never fail you.”

Frank Lloyd Wright

As stated earlier, achieving a sustainable and viable city centre is the basis for all of the goals, objectives and actions in this framework, which seek to create an urban form in which people choose to live, work and play now and in the future.

However, the focus of this goal is on the environmental elements of sustainability, in particular, enhancing the natural environment and reducing resource use.

Urban areas typically do not perform well in respect of environmental sustainability, and it is unlikely that the continuing development of city centres will remedy this situation in the short term. Each new development needs to ensure that environmental sustainability is a key component of the decision-making process as well as the final design solution, to ensure that the city centre moves towards a greener and healthier form for people in the future.

Our objectives for ensuring that we have an environmentally sustainable city centre are identified on the opposite page. Some of the actions for achieving these objectives include:

- identifying opportunities to create green and ecological corridors
- preparing guidelines with best practice examples on how to encourage city centre biodiversity
- identifying opportunities to manage stormwater sustainably
- preparing guidelines with best practice city centre examples of sustainable demolition, design, construction and operation
- investigating mechanisms for encouraging the adaptive reuse of buildings.

These and further actions are identified in part 2 – An action plan for the preparation of the Auckland city centre spatial vision.



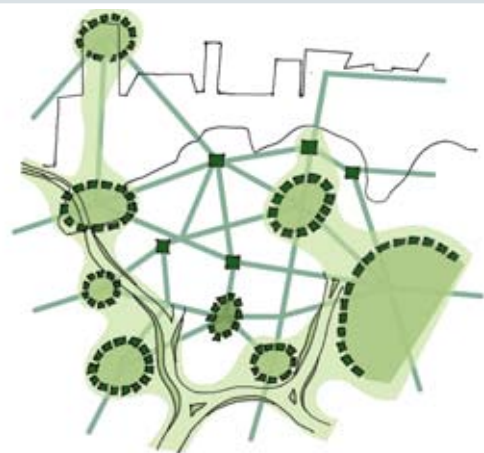
Adaptable buildings reduce the need for resource use.



The natural environment enhances urban areas.



Opportunities for enhanced biodiversity within the city centre.



Green corridors can connect natural environments in parks and waterfront areas.

## What we want for our city centre

To be **sustainable**, Auckland's city centre will have:

- Objective 4.1** a network of green and ecological corridors that connect areas of open space to the wider city and harbour environment
- Objective 4.2** a healthy and thriving level of biodiversity
- Objective 4.3** the stormwater generated from buildings, streets and open spaces managed in an environmentally sustainable manner
- Objective 4.4** development and infrastructure that is environmentally sustainable through its whole life cycle – during demolition, construction and operation – in terms of design, materials and resource use
- Objective 4.5** land titles and buildings that are robust and adaptable to changes in land use and ownership over time
- Objective 4.6** reused existing buildings that make a positive contribution to the built environment.



New development with sustainable technology.



Maintaining water quality in the harbour for people to enjoy.



## Goal 5 – Being beautiful

“If we as a nation succeed in building imaginatively not only to give shelter but to lift our spirit, then we will have fashioned an enduring future and enhanced the present.”

New Zealand Institute of Architects

Achieving a more beautiful city centre requires careful consideration of this goal in every building and open space project.

Urban environments that are generally considered to be beautiful are those that have a baseline of consistency in building form and materials. Auckland's city centre has a wide variety in the form and appearance of its buildings. However, drawing on the existing historic building lines, local character, views and vistas, and street patterns as references for modern development will help to create a recognisable language within the built form. A strong sense of consistency and context within the public realm will also help to bring together the different parts of the city centre more closely.

The detailed elements of a development – the quality and appearance of materials, long-term maintenance, signage, public art, landscaping and lighting – also play a key role in the continued and long-term beautification of the city centre for people to enjoy.

Our objectives for ensuring that we have a beautiful city centre are identified on the opposite page. Some of the actions for achieving these objectives include:

- preparing a city centre design guide that contains local and international best practice examples
- investigating ways to incentivise property owners to refurbish unattractive buildings
- identifying ways to encourage design innovation
- preparing a city centre streetscapes plan
- identifying ways to encourage the long-term maintenance of buildings and open spaces.

These and further actions are identified in part 2 – An action plan for the preparation of the Auckland city centre spatial vision.



Unique shapes and structures bring distinctiveness to public spaces.



Public art incorporated into everyday elements of the city.



Nikau palms are distinctive and beautify the public realm.

## What we want our for our city centre

To be **beautiful**, Auckland's city centre will have:

- Objective 5.1** development that responds to its local and historic context and the agreed design aspirations for the site and surroundings
- Objective 5.2** measures in place that encourage, reward and promote creative and exemplary design
- Objective 5.3** signage that is integrated into the architectural design of buildings and enhances the urban environment
- Objective 5.4** a public realm that is beautiful and contributes toward creating a distinctive city centre
- Objective 5.5** a rich and stimulating range of art works that relate to the city centre and celebrate its historic and cultural identity
- Objective 5.6** well-maintained buildings and open spaces.



Building design beautifies the waterfront.



Signage adds to the character of the area.



## Goal 6 – Being human

What is the most important thing in the world?  
He tangata He tangata He tangata. It is people,  
it is people, it is people.

Maori saying

Human cities are those where all people feel at home, whether they are visiting, working or living in them. Cities with this quality cater for people of diverse ages, backgrounds and interests.

Defining what it is that makes a city human relies on the coming together of a multitude of elements and conditions that collectively create a human and personable experience, and that give the city a heart and soul. Many of these elements are identified throughout this framework and include developing safe and attractive sustainable transport routes, providing community, cultural and education facilities, and creating a beautiful, green and memorable city centre for people to enjoy.

This goal looks at how we can create a condition within the built environment where people of all walks of life feel safe, welcome, valued and stimulated everyday.

Our objectives for ensuring that we have a human city centre are identified on the opposite page. Some of the actions for achieving these objectives include identifying:

- locations for night-time economies to encourage activity after office hours
- mechanisms to activate areas with blank facades and low levels of activity
- opportunities to provide for the needs of children, young people and families
- mechanisms to incentivise a mix of city centre housing types and sizes
- opportunities for markets, event spaces, places and infrastructure.

These and further actions are identified in part 2 – An action plan for the preparation of the Auckland city centre spatial vision.



Open spaces in city centres provide opportunities for people to meet and gather.



Designing with people in mind creates pedestrian-friendly streets.



Attention to detail creates a personable experience.



Events in the city centre excite and stimulate.

## What we want for our city centre

To be **human**, Auckland's city centre will have:

- Objective 6.1** places and spaces that create synergies, generate vibrancy, and support the exchange of ideas
- Objective 6.2** development with a human scale of building detailing that carefully addresses the interface with the public realm
- Objective 6.3** a safe and equitable public realm that provides for old and young, able and less able, and encourages social interaction
- Objective 6.4** a wide choice of city centre housing types and sizes that encourage a mixed and sustainable community
- Objective 6.5** a comprehensive range of events, and places and spaces for Aucklanders to gather and celebrate
- Objective 6.6** a strong visitor offering that includes architecture, entertainment, natural beauty and a range of accommodation choices.



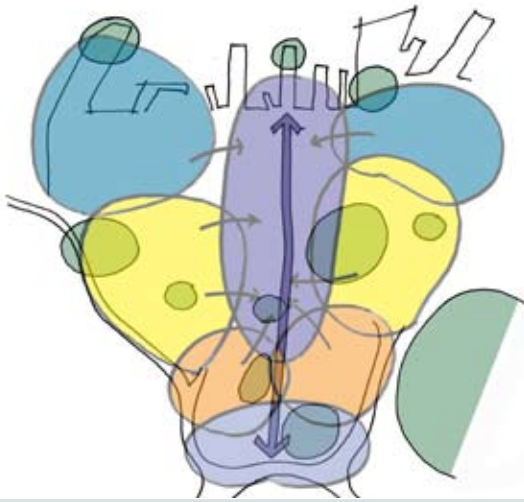
Eyes in the street create safe public spaces.



Facilities for children and families in the city centre are essential.



## 4 Putting objectives into action



Spatial maps help to plan for the growth of movement and activities in an integrated and clearly prioritised manner.



High quality, high density accommodation is key to creating a compact and sustainable city centre.

### 4.1 What we need to do to achieve the urban design objectives

In order to achieve the urban design objectives, and to manage growth in the city centre so that it delivers a high quality urban environment, there is a need to graphically-illustrate the aspirations for the future physical form, layout and appearance of the public and private realm through a spatially represented vision. The spatial vision will identify land-use, movement and built-form aspirations as well as articulate design-lead proposals such as improving ground floor activation and creating people focused streets.

The spatial vision will provide direction for other council strategies, assist in determining future council projects, and help us to understand what infrastructure and services are needed to benefit a growing city centre. It will also provide the basis for the review of statutory based district plan policies and controls. The city centre spatial vision will be developed in consultation with the local community and key stakeholders.

Part 2 of the framework identifies key actions for the preparation of the city centre spatial vision, to ensure that the vision delivers on the objectives identified in this part 1 document. Some of the actions in the part 2 document include:

- carrying out integrated spatial mapping of growth, activities, movement and building form
- identifying opportunities and proposals to deliver the urban design objectives
- identifying opportunities for design guidelines and development briefs to guide detailed proposals
- carrying out consultation with key stakeholders and landowners

- identifying new public and private development opportunities
- identifying funding strategies.

The council will build on existing, and where necessary undertake new studies to inform the spatial vision. This research will include:

- a detailed understanding of how private and public vehicles move through the city
- a detailed inventory of the existing baseline conditions of the built form
- a detailed understanding of growth and the likely demand for housing, commercial floor space, facilities and infrastructure
- a public life study on how people and pedestrians use the city centre.

The spatial vision will identify a number of initiatives that the council will need to put in place to achieve the urban design objectives and spatial aspirations. These initiatives will include:

- reviewing district plan policies, rules and criteria
- implementing council projects
- alignment between council policies, strategies and standards
- continuing to develop strong relationships with key stakeholders
- ongoing review of relevant bylaws
- development with vision and awards for excellence
- advocating for legislation changes.

These initiatives will be developed in more detail as the spatial visioning work evolves and as proposals for shaping and influencing the form and development of Auckland's city centre emerge.





City centres are made up of complex layering of uses and activities.



## 5 Appendix

### 5.1 Relevant policies, plans and strategies

The city centre urban design framework sits within a context set by a number of higher-level documents at the national, regional and local level. These documents are listed in this appendix. Council documents that have a strong relationship to the delivery of good urban design outcomes are also listed.

#### New Zealand Urban Design Protocol

Auckland City Council is a signatory to the New Zealand Urban Design Protocol, a national document that:

- outlines urban design's importance in New Zealand
- describes seven qualities that are essential to creating successful New Zealand towns and cities. These are: context, character, choice, connections, creativity, custodianship and collaboration (referred to as the "seven Cs").

This urban design framework demonstrates Auckland City Council's commitment to this document and interprets the "seven Cs" in an Auckland context.

#### Auckland Regional Policy Statement

The Auckland Regional Policy Statement sets out the Auckland Regional Council's policy for promoting the sustainable management of natural and physical resources in the region. The proposed "change six" to the statement has introduced a number of urban design-focused strategic policies.

#### Mayoral Task Force on Urban Design

In May 2005, an urban design task force appointed by the mayor, with members representing key influences in the built-environment industries, released the report *Designing Auckland: a springboard for action*.

The task force called for a "design-led transformation" of Auckland, to which end it identified measures that include:

- creating memorable places and spaces
- being clear about the big picture
- rebuilding a can do, design-led council organisation.

The city centre urban design framework is one of many actions Auckland City Council is taking to respond to those clear messages.

#### Growth management policies

Both the Auckland Regional Council's and Auckland City Council's strategies for growth are based on a "compact city" approach. Key features are that growth will be managed by promoting high quality, compact urban environments that are linked by public transport and focused around town centres with a variety of housing, jobs, services, business development areas, and recreational and other activities.

This urban design framework contributes to these strategies by describing what quality urban living can look and feel like as we manage the change from suburban to urban form.

#### Auckland's CBD into the Future strategy

Auckland's CBD into the Future strategy is the guiding document for the transformation of Auckland's city centre. It sets out a bold and ambitious vision for the city centre as one of the world's most vibrant and dynamic business and cultural centres. Good urban design is essential to achieving this vision. It will help to create a city centre that is exciting, memorable and prosperous.

#### One plan (for Auckland)

This will provide a single, strategic framework and plan of action for the Auckland region. It will provide a detailed infrastructure plan to progress social, economic, environmental and cultural well-being and strengthen the links between national and regional strategy, planning and action.

#### Acknowledgements

We thank these individuals and groups who supported and assisted in the direction and completion of this document.

##### Peer reviewer

Professor John Hunt

##### Auckland City Council urban design panel

Professor John Hunt, Greg Boyden, Kevin Brewer, David Mead, Barry Rae, Will Thresher

##### Photo credits:

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Creative and distinctive public art helps to establish a sense of place.



