

‘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:

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

35 Hobson Street (Gorst Lane - Heritage Hotel)	Gorst Lane is a service lane running between Nelson and 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 James Theatre Building)	Provides public access through to Lorne Street. This access is currently closed for construction.
6/10 Kitchener Street (car park building)	Public can access High Street through the car park's stairs and elevator.
210 Queen Street / 57 High Street	Public can walk through the building to High Street and to Durham Street East.
214 Karangahape Road (listed as 208 Karangahape Road)	Provides access from Karangahape Road to Cross Street.
5-7 City Road	Provides access through the plaza to Symonds Street.
Auckland University of Technology	Public can walk through the campus from Mayoral Drive (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 (Sebel Hotel)	There is through-site access between 8.00 a.m.-9.00 p.m. during daylight saving and between 8.00 a.m.-6.00 p.m. at other times.
109-123 Albert Street (Sky City)	Public access between the convention centre and the casino and hotel across Federal Street via the over bridge between 8.00 a.m.-6.00 pm (Monday – Friday; other times the convention centre is open excluding public holidays).
24 Wellesley Street West (Bledisloe Lane) (listed as 28-32 Wellesley west)	Known as Bledisloe Lane, this is a public access way between Wellesley Street and Aotea Square.
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 Centre) (listed as 237-249 Queen Street)	Provides access to Elliott Street.
233 – 237 Queen Street (Strand Arcade)	Provides access to Elliott Street.
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 Tower)	The observation deck is open to the public during office hours. This deck is temporarily closed because the site is under construction.
48-52 Customs Street (Takutai Lane – 46-58 Customs Street East)	Provides access between Customs Street to Takutai Square.
65 Fort Street / 74 – 88 Shortland Street (Lumley Tower)	Pedestrians can walk to / from Fort Street to Shortland Street through Lumley Tower.
University of Auckland	Provides access between Grafton and Allen Roads.
Beach Road (Scene 3 Apartments)	Provides access from Britomart Place to Tangihua Street.
Quay Park / Taporā Street (Vector Arena)	This is called Dockside Lane and provides access between Tangihua and Taporā Streets.

55-57 Mahuhu Crescent	Provides access to Mahuhukiterangi Reserve.
150-154 Karangahape Road (Ironbank building)	Lighting and access between Karangahape Road to Cross Street.
19-23 ANZAC Avenue (Waldorf Celestion Hotel)	Provides access to Emily Place.
167-191 Victoria Street West (Spark building)	Provides access between Victoria Street West and Hardinge Street.
56 Wakefield Street	Observation deck on level 17 open to the public. There is an external lift.
Hilton Hotel - Queens Wharf	Observation deck overlooking the harbour, is open to the public between 6.30 a.m. - 11.30 p.m.
183 Karangahape Road (St Kevin's Arcade)	Pedestrian access to Poynton Terrace and Myers Park.
8 Scotia Place	Pedestrian access to Myers Park.
77-89 Symonds Street (Langham Hotel)	Pedestrian access to City Road.
157-159 Greys Avenue (YMCA)	Pedestrian access to Vincent Street.
61 Cook St (1-4/61-87 Cook Street)	Access through the CityWorks Depot between Cook Street and Wellesley Street West.
192-196 Victoria Street	Provides access between Victoria Street and Wellesley Street West.
23-29 Albert Street (ANZ Tower)	Pedestrian access to Federal Street.
99 Albert Street (AA House)	Pedestrian access between Federal and Albert Streets.
135 Albert Street (Auckland Council)	Footpath widening bonus feature, with a plaza at the top and artwork.
291-297 Queen Street (Metro Centre) (Formerly 269-297, 285-287 Queen Street)	Pedestrian access to Bledisloe Lane and Wellesley Street.
280 Queen Street	Public art work (pōhutukawa sculpture) and pedestrian access between Queen and Lorne Streets.
166-179 Queen Street (Queen Street / Mills Lane)	Pedestrian access via an arcade with stairs and an escalator to High Street.
High Street (Canterbury Arcade)	Pedestrian access between Queen Street and High Street.
Wyndham Street / Mills Lane / Queen Street	Pedestrian access between Wyndham Street and Queen Street (via escalator); and Mills Lane.
95 Queen Street (Queen Street / Mills Lane)	Exchange Lane, no buildings shall front or be built over the service lane.
71-87 Mayoral Drive (Rendezvous Hotel - under road)	Access to and from the hotel and Aotea Square through an under-road tunnel.
34 Queen Street (Queens Arcade)	Access through the arcade to Customs Street East.
34 Shortland Street	Pedestrian access between Shortland Street and Fort Street.
2-8 Chancery Street / 41 Shortland Street (AXA Building)	Pedestrian through link with multiple entrances available during normal business hours.
50 Kitchener Street / 47 Chancery Street / Freyberg	Links through Bankside Street and Courthouse Lane available for use during normal office hours.

Place	
25 & 29 Princes Street / Bowen Lane	Pedestrian access from one street to the other.
High Street / Courthouse Lane (Metropolis)	There is a widened footpath along the High Street frontage with unobstructed pedestrian access at all times.
1-9 Emily Place	Pedestrian access between Emily Place and Beach Road.
Lower Hobson Street/ Viaduct (over bridge) / 196 - 200 Quay Street	Public over-bridge from outside the car park building to building on corner of Quay Street.
115-119 Cook Street (landscape)	Required to keep the wedge of land on the Cook Street frontage landscaped.
Crowne Plaza / Atrium on Elliott	Access to Elliot Street from Albert Street via lifts and escalators.
Lucy Lane (Customs Street West / Pakenham Street)	Public street between Customs Street West and Pakenham Street.
Wellesley Street / Victoria Street(Les Mills) - 186 Victoria Street West	Pedestrian access between Wellesley Street West and Victoria Street.
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.

2-8 Chancery Street

Pedestrian through link with multiple entrances available during normal business hours.



48-52 Customs Street

Provides access between Customs Street to Takutai Square.



65 Fort Street

Pedestrians can walk to / from Fort Street to Shortland Street through Lumley Tower.



High Street – Courthouse Lane

There is a widened footpath along the High Street frontage with unobstructed pedestrian access at all times.



**High Street
(Canterbury Arcade)**

Pedestrian access
between Queen Street
and High Street.



50 Kitchener Street

Links through Bankside
Street and Courthouse
Lane available for use
during normal office
hours.



34 Shortland Street

Pedestrian access
between Shortland
Street and Fort Street.



280 Queen Street

Public art work
(Pohutukawa sculpture)
and pedestrian access
between Queen and
Lorne Streets.



210 Queen Street

Public can walk through
the 210 Queen Street to
High Street and
Durham Street East.



246 Queen Street

Provides access to
Lorne Street via
escalators, lift and
stairs between
8.30am—5.30pm
Monday-Friday and at
all other times the site
is open for business.

