







Quick Guide






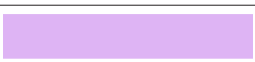




Key Standards for Zones in the Auckland Unitary Plan

This guide is intended to provide a general overview of the standards for zones in the Auckland Unitary Plan as at **September 2017**. Individual properties may be subject to additional management controls that are site-specific, depending on location, the zone, and whether the property is subject to any precinct, overlay, or other controls.¹

Residential

Zone	Zoning Maps Legend	Maximum Building Height	Height in Relation to Boundary	Maximum Building Coverage (Net Area)	Maximum Impervious Area	Minimum Net Site Area ²	Minor Dwellings Permitted
Residential - Large Lot Zone		8m	None	Lesser of 400m ² or 20%	Lesser of 1,400m ² or 35%	4,000m ²	Up to 65m ²
Residential - Rural and Coastal Settlement Zone		8m	2.5m: 45°	Lesser of 200m ² or 20%	Lesser of 1,400m ² or 35%	2,500m ²	Up to 65m ²
Residential - Single House Zone		8m	2.5m: 45°	35%	60%	600m ²	Up to 65m ²
Residential - Mixed Housing Suburban Zone		8m	2.5m: 45°	40%	60%	400m ²	No
Residential - Mixed Housing Urban Zone		11m	3m: 45°	45%	60%	300m ²	No
Residential - Terrace Housing and Apartment Buildings Zone		16m	3m: 45°	50%	70%	1,200m ²	No



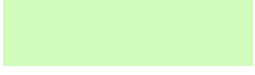


Business Zones

Zone	Planning Maps Legend	Maximum Building Height (unless Specified in Height Variation Control)	Height in Relation to Boundary	Minimum Net Site Size ³
Business - City Centre Zone		Subject to Height Variation Control	Varies depending on location in City Centre	200m ²
Business - Metropolitan Centre Zone		72.5m	Varies depending on zoning of adjacent site	200m ²
Business - Town Centre Zone		Subject to Height Variation Control	Varies depending on zoning of adjacent site	200m ²
Business - Local Centre Zone		18m	Varies depending on zoning of adjacent site	200m ²
Business - Neighbourhood Centre Zone		13m	Varies depending on zoning of adjacent site	200m ²
Business - Mixed Use Zone		18m	Varies depending on zoning of adjacent site	200m ²
Business - General Business Zone		16.5m	Varies depending on zoning of adjacent site	200m ²
Business - Business Park Zone		20.5m	Varies depending on zoning of adjacent site	1,000m ²
Business - Heavy Industry Zone		20m	6m: 35°	2,000m ² <i>Minimum average site size: 5,000m²</i>
Business - Light Industry Zone		20m	6m: 35°	1,000m ² <i>Minimum average site size: 2,000m²</i>






Quick Guide

Key Standards for Zones in the Auckland Unitary Plan


Open Space Zones

Zone	Zoning Maps Legend	Gross Floor Area of Individual Buildings	Maximum Building Height	Maximum Building Coverage (Net Area)	Maximum Impervious Area	Minimum Net Site Size
Open Space - Conservation Zone		50m ²	4m	1%	Lesser of 10% or 5000m ²	Refer Unitary plan, Chapter 38 Subdivision – Urban, E38.10.
Open Space - Informal Recreation Zone		100m ²	8m	10%	Lesser of 10% or 5000m ²	Refer Unitary plan, Chapter 38 Subdivision – Urban, E38.10.
Open Space - Sport and Active Recreation Zone		150m ²	10m	30%	40%	Refer Unitary plan, Chapter 38 Subdivision – Urban, E38.10.
Open Space - Civic Spaces Zone		50m ²	4m	5%	None	Refer Unitary plan, Chapter 38 Subdivision – Urban, E38.10.
Open Space - Community Zone		300m ²	8m	50%	Varying	Refer Unitary plan, Chapter 38 Subdivision – Urban, E38.10.

Rural Zones

Zone	Planning Maps Legend	Maximum Building Height	Minimum Net Site Size ⁴
Rural Production Zone		9m for dwellings, 15m for other buildings	80ha – Minimum average site size: 100ha
Mixed Rural Zone		9m for dwellings, 15m for other buildings	40ha – Minimum average site size: 50ha
Rural Coastal Zone		9m for dwellings, 15m for other buildings	40ha – Minimum average site size: 50ha
Rural Conservation Zone		9m for dwellings, 15m for other buildings	10ha – Minimum average site size: 20ha
Countryside Living Zone		9m for dwellings, 15m for other buildings	Refer Unitary plan, Chapter 39 Subdivision – Rural, E39.6.5.2.

Future Urban Zones

Zone	Planning Maps Legend	Maximum Building Height	Minimum Net Site Size
Rural Production Zone		9m for dwellings and buildings accessory to dwellings, 15m for other accessory buildings	Refer Unitary plan, Chapter 39 Subdivision – Rural, E39.4.3

- Disclaimer:** Properties may be subject to more specific development criteria or standards, depending on their zoning status, and whether the property is subject to any management controls, including precincts, overlays, and controls, in addition to the general zoning standards. The guide is not intended to be a comprehensive overview of all standards in the Auckland Unitary Plan, and does not purport to provide legal advice, and nor should it be treated as a substitute for due diligence in respect of property or area specific enquiries.
- This is the minimum net site area for vacant proposed sites involving parent sites of less than 1 hectare. Varying subdivision standards apply to a number of beach communities identified in the Subdivision Variation Control, properties situated within a Special Character Areas Overlay, and properties where the parent site is of 1 hectare or greater. Refer to Chapter E38 Subdivision – Urban, in the Auckland Unitary Plan Operative in Part, for more information.
- This is the minimum net site size for vacant site subdivision.
- Varying subdivision standards apply for Rural – Countryside Living Zone and Waitakere Ranges Zone, depending on specific location of property. Refer to Chapter E39 Subdivision – Rural, in the Auckland Unitary Plan Operative in Part, for more information.