Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 1: Residential Controls

mortgagesonline.co.nz

Control	Single House [1]	Mixed Housing Suburban [1]	Mixed Housing Urban [1]	Tce House & Apart [1]	Large Lot Residential [2]	Rural and Coastal Settlement [3]
Height	8m (+1m)	8m (+1m)	11m (+1m)	16m or Height Variation Control.	8m (+1m)	8m (+1m)
Density (1 unit per...)	1 per site + MHU	n/a	n/a	n/a	1 per site + MHU	1 per site + MHU
Subdivision (Min Vacant Site size)	600m^2	400m^2	300m^2	1200m^2	4000m^2	2,500m^2
Front Yard	3m	3m	2.5m	1.5m	10m [4]	5m
Side Yard	1m	1m	1m	1m	6m [4]	1m
Rear Yard	1m	1m	1m	1m	6m [4]	1m
Riparian Yard	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams
Coastal Protection Yard	10m, or as specified in Appendix 6	10m, or as specified in Appendix 6	10m, or as specified in Appendix 6	10m, or as specified in Appendix 6	25m, or as specified in Appendix 6	20m, or as specified in Appendix 6
Lakeside Yard	30m	30m	30m	30m	30m	30m
Building Coverage	35%	40%	45%	50%	20% or 400m^2 whichever is lesser	20% or 200m2 whichever is lesser

Subject to change following appeals to the Environment Court and the Auckland High Court – please consult MHG for further information on appeals.

Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 1: Residential Controls

mortgagesonline.co.nz

Control	Single House	Mixed Housing Suburban	Mixed Housing Urban	Tce House & Apart	Large Lot Residential	Rural and Coastal Settlement
Max Impervious area	60%	60%	60%	70%	35% or 1400m^2 whichever is lesser	35% or 1400m2 whichever is lesser
Landscaped area	Min 40% (50% front yard)	Min 40% (50% front yard)	Min 35% (50% front yard)	30%	N/A	N/A
Daylight and Outlook Space	n/a	required	required	required	N/A	N/A
Outdoor living space	n/a	at ground level = 20m^2 above ground = 5m^2 0-1 bed 8m^2 2+ bed	at ground level = 20m^2 above ground = 5m^2 0-1 bed 8m^2 2+ bed	at ground level = 20m^2 above ground = 5m^2 0-1 bed 8m^2 2+ bed	N/A	N/A
Front fence height	Front fences 1.2-1.8 [5]	Front fences 1.2-1.8 [5]	Front fences 1.2-1.8 [5]	Front fences 1.2-1.8 [5]	N/A	N/A
Side and Rear fence height	2m [5]	2m [5]	2m [5]	2m [5]	N/A	2m
Height in relation to boundary	2.5m plus 45 degrees	2.5m plus 45 degrees or alternative [6]	3m plus 45 degrees or alternative [6]	3m plus 45 degrees or alternative [7]	N/A	2.5m plus 45 degrees or alternative
Dwelling Size	n/a	30m^2 for studio 45m^2 for one or more bedrooms [8]	30m^2 for studio 45m^2 for one or more bedrooms [8]	30m^2 for studio 45m^2 for one or more bedrooms [8]	N/A	N/A
Parking	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27
Minor dwelling	65m^2 Permitted for one; NC for more than one.	N/A	N/A	N/A	65m^2 RDA for one; D for more than one.	65m^2 RDA for one; NC for more than one.

Subject to change following appeals to the Environment Court and the Auckland High Court – please consult MHG for further information on appeals.

Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 2: Business Controls

mortgagesonline.co.nz

Control	Neigh Centre	Local Centre	Town Centre	Metropolitan Centre	Mixed Use Zone	Light Industry	Heavy Industry	Business Park	General Business
Height	11m + 2m roof form; or as shown in the Height Variation Control	16m + 2m roof form; or as shown in the Height Variation Control	11m, 16m, 19m, 25m, + 2m roof form, or >27m, as shown on the Height Variation Control	72.5m + 2m roof form; or as shown in the Height Variation Control	16m + 2m roof form; or as shown in the Height Variation Control	20m or as specified in the Height Variation Control	20m	20.5m or as specified in the Height Variation Control	16.5m or as specified in the Height Variation Control
Site Intensity (excluding bonuses)	Nil	Nil	Nil	Nil	N/A	100%	N/A	N/A	N/A
Subdivision (Min Vacant Site size)	200m^2	200m^2	200m^2	200m^2	200m^2	2000m^2 average 1000m^2 min net	5000m^2 average 2000m^2 min net	1000m^2	200m^2
Front Yard	N/A	N/A	18m high = 6m when opposite a res zone 27m high = 6m All other zones	32.5m high = 6m	18m high = 6m when opposite a res zone 27m high = 6m All other zones	2m	2m	N/A	N/A
Side Yard & Rear Yard	3m where a boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone	3m where a boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone	3m where a boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone	3m where a boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone	3m where the boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone	5m where the boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone	5m where the boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone	3m where the boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone	3m where the boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Stream, Coastal & Lake Yards / water protection yard	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)	30m (Lakeside) 25m (Coastal or as specified in Appendix 6) 10m (permanent or Intermittent streams)
Outlook space	Required – refer H12.6.8	Required – refer H11.6.8	Required – refer H10.6.10	Required – refer H9.6.10	Required – refer H13.6.9	N/A	N/A	Required – refer H15.6.7	N/A

Subject to change following appeals to the Environment Court and the Auckland High Court – please consult MHG for further information on appeals.

Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 2: Business Controls

mortgagesonline.co.nz

Control	Neigh Centre	Local Centre	Town Centre	Metropolitan Centre	Mixed Use Zone	Light Industry	Heavy Industry	Business Park	General Business
Height in relation to boundary	Required – refer H12.6.2	Required – refer to H11.6.2	Required – refer to H10.6.2	Required – refer to H9.6.2	Required see H13.6.2	6m + 35 degrees along boundary of residential, open space and special purpose Maori or School zones.	6m + 35 degrees along boundary of residential, open space and special purpose Maori or School zones.	Required see H15.6.2	Required see H14.6.2
Screening of outdoor storage and rubbish collection area	2m landscape buffer for service areas.	2m landscape buffer for service areas.	2m landscape buffer for service areas.	2m landscape buffer for service areas.	2m landscape buffer for service areas.	Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – School Zone or Special Purpose – Māori Purpose Zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at least 1.8m high.	Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – School Zone or Special Purpose – Māori Purpose Zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at least 1.8m high.	2m landscape buffer for service areas	2m landscape buffer for service areas
Tower Dimensions	N/A	N/A	Required – refer to H10.6.4	Required – refer to H9.6.4	Required – refer to H13.6.4	N/A	N/A	N/A	N/A
Landscaped screening	2m on street frontage, where parking/loading visible	2m on street frontage, where parking/loading visible	2m on street frontage, where parking/loading visible	2m on street frontage, where parking/loading visible	2m on street frontage, where parking/loading visible	N/A	N/A	2m on street frontage, where parking/loading visible	2m on street frontage, where parking/loading visible
Wind	Applies where >25m in height – refer H12.6.7	Applies where >25m in height – refer H11.6.7	Applies where >25m in height – refer H10.6.9	Applies where >25m in height – refer H9.6.9	Applies where >25m in height – refer H13.6.8	N/A	N/A	Applies where >25m in height – refer H15.6.6	Applies where >25m in height – refer H14.6.6

Subject to change following appeals to the Environment Court and the Auckland High Court – please consult MHG for further information on appeals.

Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 2: Business Controls

mortgagesonline.co.nz

Control	Neigh Centre	Local Centre	Town Centre	Metropolitan Centre	Mixed Use Zone	Light Industry	Heavy Industry	Business Park	General Business
Building Setback	N/A	N/A	6m setback ≥18 opp residential; 6m ≥27m all others	6m setback ≥32.5m	6m setback ≥18 opp residential; 6m ≥27m all others	N/A	N/A	N/A	N/A
Dwelling size	$30m^2$ for studio $45m^2$ for one or more bedrooms	$30m^2$ for studio $45m^2$ for one or more bedrooms	$30m^2$ for studio $45m^2$ for one or more bedrooms	$35m^2$ for studio(minus $5m^2$ for balcony/terrace) $50m^2$ for one or more bed dwelling (minus $8m^2$ for balcony/terrace)	$30m^2$ for studio $45m^2$ for one or more bedrooms	N/A	N/A	N/A	N/A
Parking	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27	See Transport chapter E27

Subject to change following appeals to the Environment Court and the Auckland High Court – please consult MHG for further information on appeals.

Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 3: Rural Controls

mortgagesonline.co.nz

Control	Rural Production	Mixed Rural	Rural Coastal	Rural Conservation	Rural Country-side
Height	9m dwellings and buildings accessory to dwellings. 15m other buildings	9m dwellings and buildings accessory to dwellings. 15m other buildings	9m dwellings and buildings accessory to dwellings. 15m other buildings	9m dwellings and buildings accessory to dwellings. 15m other buildings	9m dwellings and buildings accessory to dwellings. 15m other buildings
Density (1 unit per...)	1 dwelling < 40ha 2 dwellings between 40ha to 100ha 3 dwellings > 100 ha	1 dwelling per site	1 dwelling but only as an RD	1 dwelling per site	1 dwelling per site
Subdivision (Min Vacant Site size)	80ha Min 100ha avg	40ha min 50ha avg	40ha min 50ha avg	10ha min 20ha avg	Generally 2ha but can be reduced to 0.8ha min and 1ha avg if TRS
Front Yard	10m or 20m if adjoining arterial road	10m or 20m if adjoining arterial road	10m or 20m if adjoining arterial road	10m or 20m if adjoining arterial road	10m or 20m if adjoining arterial road
Side Yard	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay
Rear Yard	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay	12m or 20m if a Dwelling and accessory building in Quarry Buffer Overlay
Riparian Yard	20m from permanent or intermittent stream	20m from permanent or intermittent stream	20m from permanent or intermittent stream	20m from permanent or intermittent stream	20m from permanent or intermittent stream
Lake and Coastal Protection Yard	30m lake 50m Coastal	30m lake 50m Coastal	30m lake 50m Coastal	30m lake 50m Coastal	30m lake 40m Coastal
Building coverage	No limit unless intensive farming building (200sqm) or primary produce manufacturing (500 sqm)	No limit unless intensive farming building (200sqm) or primary produce manufacturing (500 sqm)	No limit unless intensive farming building (200sqm) or primary produce manufacturing (500 sqm)	No limit unless intensive farming building (200sqm) or primary produce manufacturing (500 sqm)	No limit unless intensive farming building (200sqm) or primary produce manufacturing (500 sqm)
Max impervious area	5,000m2	5,000m2	5,000m2	5,000m2	5,000m2
Landscaped Area	NA	NA	NA	NA	NA
Daylight and Outlook space	NA	NA	NA	NA	NA
Outdoor living space	NA	NA	NA	NA	NA
Side and rear fences	NA	NA	NA	NA	NA

Subject to change following appeals to the Environment Court and the Auckland High Court – please consult MHG for further information on appeals.

Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 4: Access to rear sites

mortgagesonline.co.nz

	Total number of sites served		
	1	2-5	6-10
Minimum legal width	3.0m	3.5m	6.5m
Minimum formed width	2.5m	3.0m	5.5m
Minimum service strip	0.5m	0.5m	1.0m
Maximum length	50m	50m	100m (note 1)
Maximum gradient	1 in 4	1 in 5	
Minimum vertical clearance from buildings or structures	3.8m		
Minimum inside turning radius for bends	6.5m		

Subject to change following appeals to the Environment Court and the Auckland High Court – please consult MHG for further information on appeals.

Navigate the Bureaucracy.
Simplify the planning process.
Call MHG today.
09 950 5100 | mhg.co.nz

Table 5: Parking rates

mortgagesonline.co.nz

Activity			Applies to zones and locations specified in Standard E27.6.2(5)	
			Minimum rate	Maximum rate
Residential	Residential – Mixed Housing Urban	Dwellings – studio	No minimum	No maximum
		Dwellings – 1 bedroom	No minimum	No maximum
		Dwellings – two or more bedrooms	1 per dwelling	No maximum
	Residential – Mixed Housing Suburban	Dwellings – studio	0.5 per dwelling (rounded down to the nearest whole number)	No maximum
		Dwellings – 1 bedroom	0.5 per dwelling (rounded down to the nearest whole number)	No maximum
		Dwellings – two or more bedrooms	1 per dwelling	No maximum
	Sites within the D18 Special Character Areas Overlay – Residential and Business	Site area 500m2 or less	No minimum	No maximum
		Site area greater than 500m2	As per the underlying zoning	
	All other areas	Dwellings	1 per dwelling	No maximum
	Conversion of dwelling into two dwellings (sites within the d18 Special Character Areas Overlay)		No minimum	No maximum