

The Proposed Auckland Unitary Plan (notified 30 September 2013)

4.2 Additional Zone Height Control

This overlay shows building heights that vary the underlying zone building height. The different heights are shown on the planning maps and the supported rules are contained in the relevant zone rules.

In zones potentially affected by the overlay, two steps are necessary to determine the correct zone height:

1. Check the development controls in the underlying zone for the standard zone height
2. Check the relevant site in the GIS maps to determine whether the standard zone height has been amended by the overlay. If no height is shown for the relevant site, the standard zone height applies. If there is a height shown on the map, the height shown in the maps overrides the standard zone height. It should be noted that town centres will always have a height limit in the maps as the height limit for these centres varies between 4 and 8 storeys.

This overlay may not be the only height control that applies to the relevant site. Other precincts and overlays may affect height and these should also be checked. Examples include:

- precincts
- Volcanic Viewshafts and Blanket Height Sensitive Area overlay
- Auckland Museum Viewshaft overlay
- Airport Approach Path overlay
- Transmission Corridor overlay.

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