

## UNITARY PLAN – MILFORD CENTRAL ZONES



The following links to the Auckland Council Unitary Plan, state the Zone objectives and policies including heights, site cover, % maximum impervious surfaces. The heights and density can be increased by developers supported by arguments from private consultant planners and resource management consultants, and approved as a Restricted Discretionary activity. Council Planners tend to support extra intensification, and the 2020 National Policy Statement on Urban Development aims to increase the building heights within 500m of a transport hub, so expect change.

**H4 Residential – Mixed Housing Suburban Zone** – 8m height, 3m front yard, 1m side and rear yards, 40% net site cover  
Allows up to 3 dwellings per site as Permitted, and 4+ as Restricted Discretionary which is happening at 5 Pierce Rd  
<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20H%20Zones/H4%20Residential%20-%20Mixed%20Housing%20Suburban%20Zone.pdf>

Resource consent is required for **four or more dwellings** and for other specified buildings in order to: • achieve the planned suburban built character of the zone; • achieve attractive and safe streets and public open spaces; • manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments.

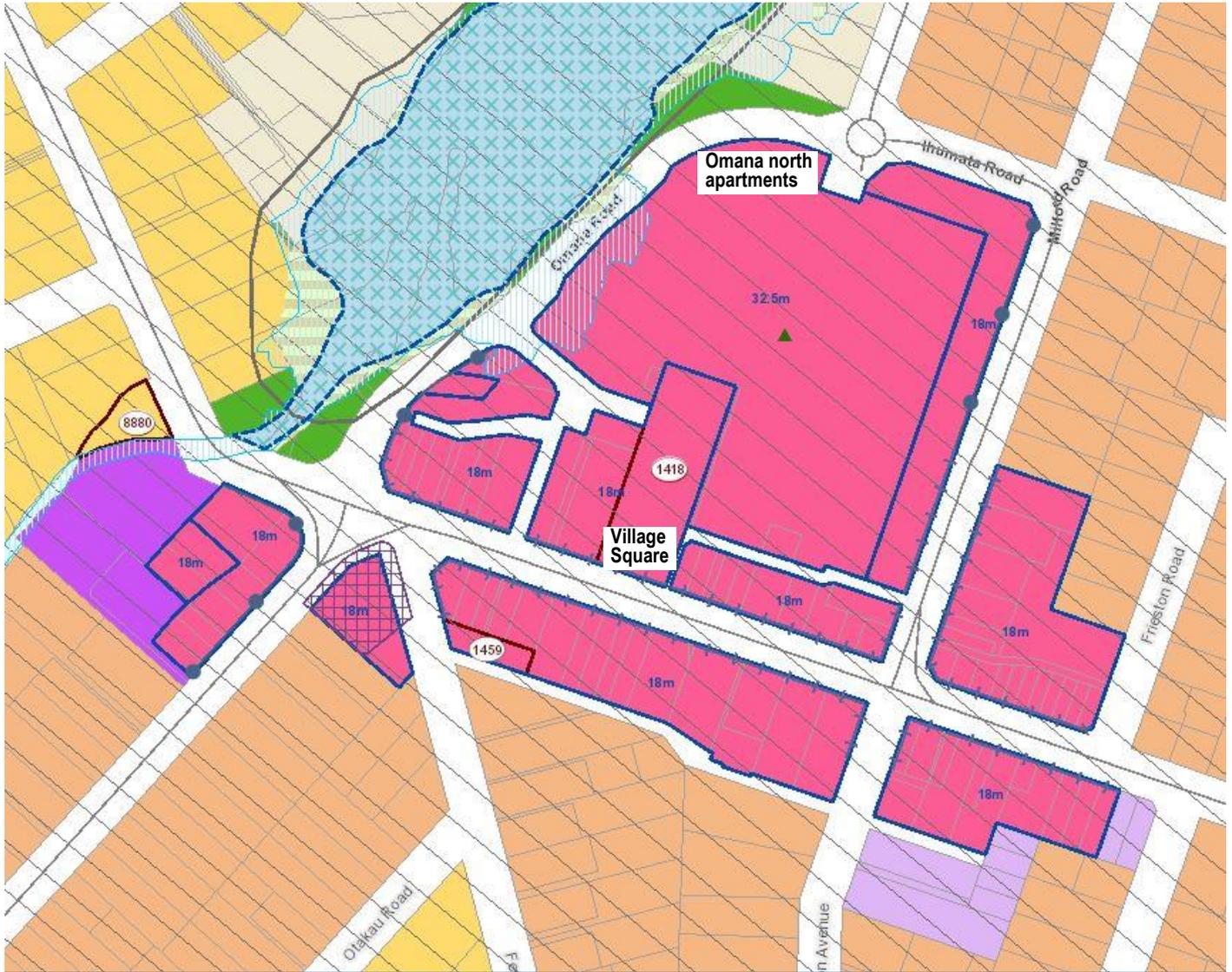
**H5 Residential – Mixed Housing Urban Zone** – 11m height, 2.5m front yard, 1m side and rear yards, 45% net site cover  
Allows up to 3 dwellings per site as Permitted, and 4+ as Restricted Discretionary which is happening cnr Frater-Saltburn Rd  
<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20H%20Zones/H5%20Residential%20-%20Mixed%20Housing%20Urban%20Zone.pdf>

Resource consent is required for **four or more dwellings** and for other specified buildings in order to: • achieve the planned urban built character of the zone; • achieve attractive and safe streets and public open spaces; • manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments. The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.

**H10 Business – Town Centre Zone** – 18m or 5-6 storeys to main commercial streets, 32.5m or 10-11 storeys to the main NZRPG Mall site including Omana Rd depending on floor- floor height.  
<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Council%20Decision/Chapter%20H%20Zones/H10%20Business%20-%20Town%20Centre%20Zone.pdf>

**H13 Business – Mixed Use Zone** – 16m + 2m for roof form, with combination of residential and retail and/or offices.  
<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20H%20Zones/H13%20Business%20-%20Mixed%20Use%20Zone.pdf>

# UNITARY PLAN LAYERS - HEIGHTS TO COMMERCIAL ZONE AND ADJACENT RESIDENTIAL



Omana north apartments

