



R G Evans
PO Box 19196
Avondale
Auckland 1746

Applicant	R G Evans
LIM address	118 Ash Street Avondale Auckland 1026
Application number	P/LEN/2016/20708
Client name/ref	
Date issued	13/10/2016
Legal description	LOT 2 DP 71787
Certificates of title	CT-54A/633

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

Financial obligations

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.



Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address 118 Ash Street, Avondale, Auckland 1026

Billing number 36127
Land area 697m2

Previous year's rates 2,094.02

Current rates 2,147.15
Arrears 0.00
Penalties 0.00
Other charges 0.00

Total charges 2147.15

Receipts -589.58
Discounts 0.00
Refunds 0.00
Remissions 0.00
Overpayments 0.00

Balance at 13/10/2016 1,611.15



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing
<http://www.aucklandcouncil.govt.nz>

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central

government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

Note: private drainage is the responsibility of the property owner up to and including the point of connection to the public sewer or drain.



Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 118 Ash Street Avondale Auckland 1026

Summary description	Application number	Decision	Life span	Status
Installation of a Kent firenze woodburner. No wet back (Heating appliances solid fuel heater)	BLD20052159101	Approved 08/09/2005	5 years	CCC Issued 21/10/2005 (1)

Summary description	Application number	Decision	Life span	Status
Foulwater and stormwater drain s	O/27871/01	Approved 16/05/1974		Note (2)
New foulwater and stormwater d rains	O/26665/02	Approved 08/11/1973		Note (2)
Erect garage	O/8507/13	Approved 26/03/1956		Note (2)



Status notes:

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
2. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.



It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning



No planning consents recorded.

Resource consents - subdivision

No subdivision consents recorded.

Special Housing Area (SHA)

A number of Special Housing Areas Created under the provisions of the HASHAA 2013 are in operation around Auckland.

Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Maps and other information on SHAs can be found on the following internet page:
<http://www.aucklandcouncil.govt.nz/en/ratesbuildingproperty/housingsupply/pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or
specialhousingarea@aucklandcouncil.govt.nz for further information.

Further information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



Pool fencing information is available for viewing
<http://www.aucklandcouncil.govt.nz>

Other issues or actions required

No other issues or actions recorded.



Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Residential - 6a
Limitations	Road Designation - Strategic Routes
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing

<http://www.aucklandcouncil.govt.nz>

Please note that the **Proposed Auckland Unitary Plan (Decisions Version)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. As from 16 September 2016 some parts of the Decisions Version will be beyond challenge and become operative. Where that is the case, those parts of the Decisions Version will replace the corresponding parts of existing (legacy) regional and district plans. If certain parts of the Decisions Version are subject to challenge by appeals, they will not become operative, in which case both the Decisions Version and the existing (legacy) regional and district plans will need to be considered. The relevant planning maps from the Decisions Version and existing (legacy) district plans are attached. The Decisions Version can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

and the (legacy) regional and district plans can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Copies of the appeals to the Decisions Version can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.aspx>

Unitary plan documentation on last attachment.

Special land features

The council knows the following special features or characteristics of this land.

Note that this information should not be regarded as a full analysis of the site features of this land, as there may be features that the council is unaware of. The applicant is

solely responsible for ensuring that the land is suitable for a particular purpose including development.

Soil issues

No soil issues recorded.

No soil reports held.

Flood risk

No flood risk recorded.

Contamination issues

No Contamination Issues Recorded.

General issues

Reports

No reports are held about issues specific to this site.

Wind zone

No wind feature recorded.

Corrosion exposure zone

Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)



No documents attached.

Consent conditions



No documents attached.

Other issues or actions required



No documents attached.

Private drainage plans



1 plan attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map



Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Unitary Plan Documentation

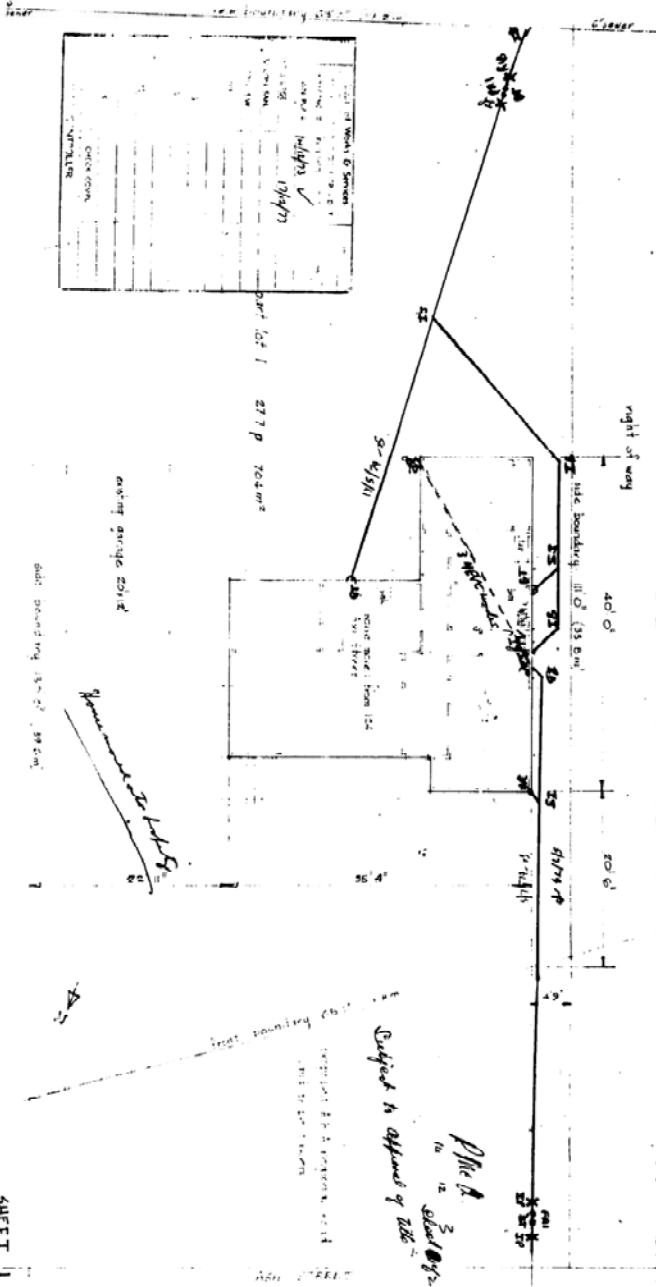


Unitary plan document(s) attached.
(Unitary Plan Map legend on last page)

PROPOSED HOUSE AT 118 ASH STREET SUBDIVISION FOR MR. SELWYN L. MCANUS SITE & DRAINAGE PLAN

Nov. 1979

SHEET 1
scale 1/8" = 1 foot



PRIVATE DRAINAGE PLAN

Site Address: 118 Ash Street Avondale Auckland 1026

Date Printed: 13/10/2016

Page: 1 of 1

Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.



**Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning**

DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document.

Please consult Council if you have any queries.

Authorised District Plan maps are located here:
<http://www.aucklandcity.govt.nz/councildocuments/district/default.asp>

Legend

Isthmus Zoning Activities

Activity Zone

- Residential
- Business
- Open Space
- Special Purpose

Isthmus Zoning Boundary

- Special Parking Zone locations

**District Plan Modification Affected line
Plan Change Process**

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

District Plan Modification Area

Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

Site Address: 118 Ash Street Avondale Auckland 1026

Legal Description: LOT 2 DP 71787

Title Description: CT-54A/633

Date Printed: 13 October 2016 11:28 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography



Site Address: 118 Ash Street Avondale Auckland 1026
 Legal Description: LOT 2 DP 71787
 Title Description: CT-54A/633
 Date Printed: 13 October 2016 11:28 AM

10 0 10 20 30 40 50
 Meters
 A3 @ 1:500
 Property boundary positions derived from aerial photography



Operative District Plan - 1999 **Isthmus Section** **Map 2** **Additional Limitation**

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Legend

Heritage

- Buildings
- ☼ Groups of Trees (two or more)
- ☼ Tree (singular)
- ▲ Archaeological
- ▲ Cliffline Tree Amenity
- Geological
- × Interchange Control
- Maori Heritage
- Tamaki Scenic Way
- Significant Site Line (Geological Features)
- Electricity Tunnel
- Microwave Transmission Corridor Location

Building Line Control

- Class
- ==== Building Line Restriction
- △△△ Interchange Control Area
- == Retail Frontage and Verandah Control
- Special Yard Requirement
- ~ ~ ~ Vehicular Access Restriction
- × × × Verandah Control
- Centre Plan
- Structure Plan
- Cliffline Tree Amenity Area
- Tamaki Drive Scenic Way

Significant Site Extent

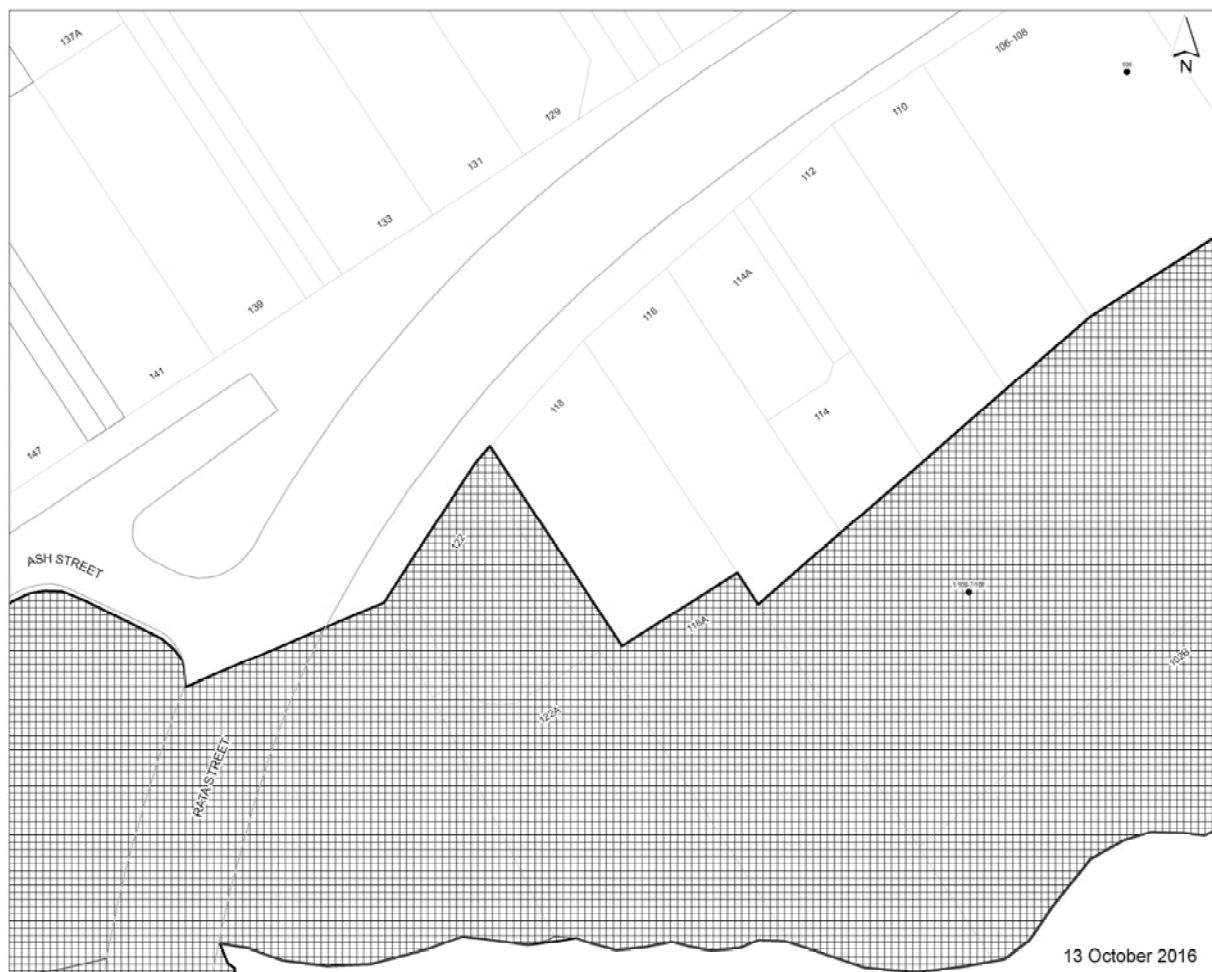
- Class
- Archaeological Features
- Archaeological and Geological Features
- Geological Features
- Maori Heritage
- Significant Ecological Area

Site Development Controls

- Class
- Designated Works
- Additional Development Controls
- Former Landfill Areas

Road Designations

- Arterial Roads
- Collector Roads
- District Arterial Roads
- Footways
- Pedestrian Malls
- Regional Arterial Roads
- Service Lines
- Strategic Routes



**Operative District Plan - 1999
Isthmus Section**

**Map 3
Other Additional Limitation**

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Authorised District Plan Maps are located here
<http://www.aucklandcity.govt.nz/council/documents/districtplan/default.asp>

- Legend**
- Other Additional Limitations**
 - Airport Approach Slope Inner Edge
 - Coastal Management Areas
 - Special Height Controls**
 - View Protections**
 - Airport Approach
 - Dilworth Terrace Houses
 - Newmarket Viaduct Affected Areas - Harbour and Gulf
 - Newmarket Viaduct Affected Areas - Mt. Hobson
 - Onehunga Motorway Affected Areas
 - Special Height Limit
 - Sunlight Admission Control - Broadway
 - Volcanic Cones
 - War Memorial Museum

Site Address: 118 Ash Street Avondale Auckland 1026
Legal Description: LOT 2 DP 71787
Title Description: CT-54A/633
Date Printed: 13 October 2016 11:28 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

13 October 2016



Special Land Features

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Legend

- Gas Main Pipeline
- Petroleum Pipeline
- Contaminated Sites
- Soil Register
- Soil Warning area**
 - Slippage/Subsidence/Erosion etc
 - Uncertified Fill
 - Organic Soil
 - Filled/Weak Ground
 - Refuse Tips Site/Weak Area
 - Unstable/Suspected Ground
- Flood Plains**
 - Flood Plains
- Overland Flow Path**
 - 2000m² to 4000m²
 - 4000m² to 3ha
 - 3ha and above
- Corrosion Exposure Zone**
 - TYPE**
 - Seaspray
 - Seaspray baseline
 - Seaspray exclusion
 - Zone 1
 - Zone 1 baseline
- Wind Zone**
 - CLASS**
 - Medium
 - High
 - Very High
 - Specific Design
- Volcanic Cones

Site Address: 118 Ash Street Avondale Auckland 1026
Legal Description: LOT 2 DP 71787
Title Description: CT-54A/633
Date Printed: 13 October 2016 11:28 AM

9 0 9 18 27 30 45
Meters

13 October 2016
A3 @ 1:500

Property boundary positions derived from aerial photography

Auckland Unitary Plan Decision version (19th August 2016) Property Summary Report

Address

118 Ash Street Avondale Auckland 1026

Legal Description

LOT 2 DP 71787

Appeals

Modifications

Zones

Residential - Mixed Housing Urban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

Overlays

Designations



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Decisions version Built Environment

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
13/10/2016



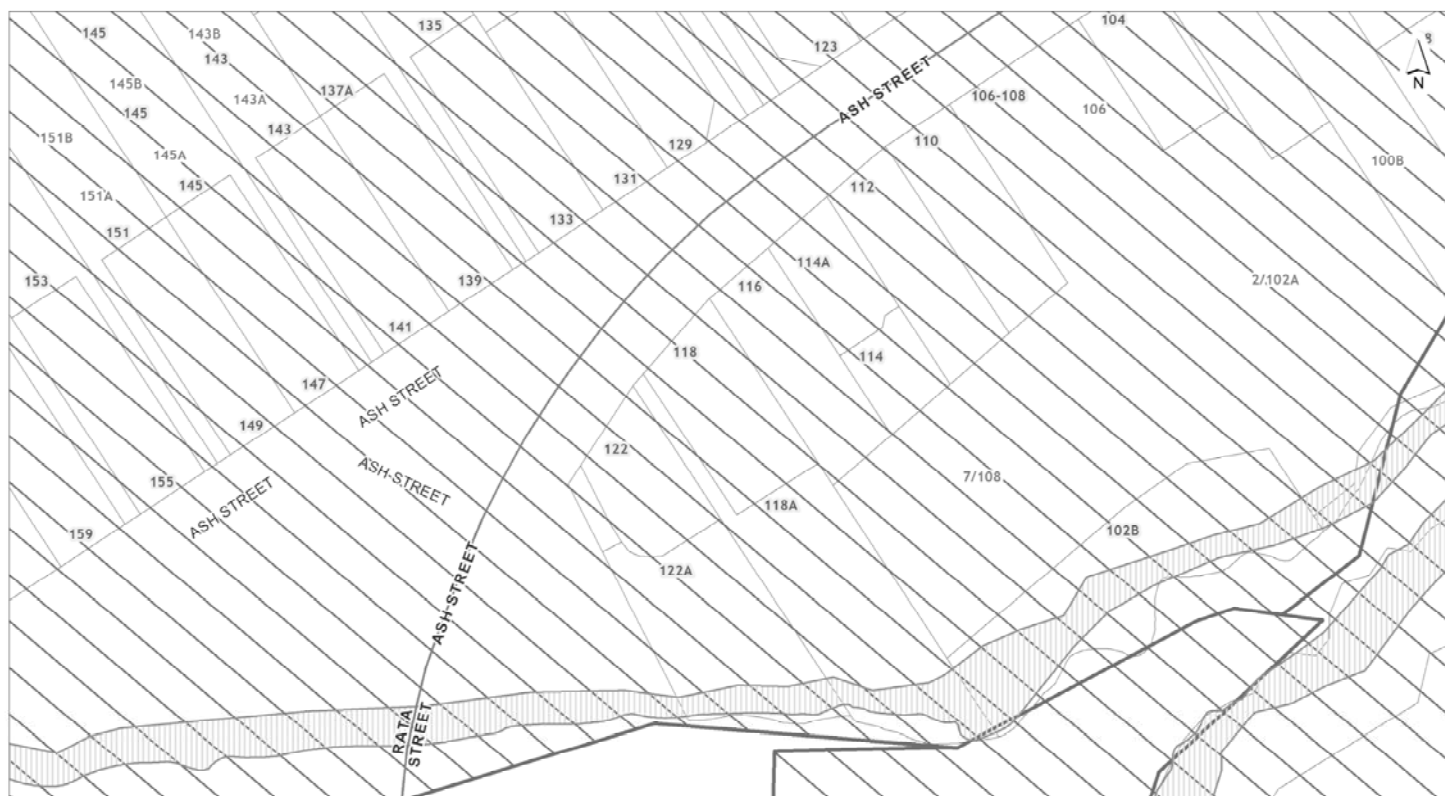
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Decisions version Built Heritage and Character

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
13/10/2016



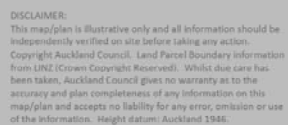
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Decisions version Controls

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
13/10/2016



Scale @ A4
= 1:1,000

Date Printed:
13/10/2016



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Decisions version Infrastructure

0 7 14 21
Meters

Scale @ A4
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Date Printed:
13/10/2016



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Decisions version Natural Heritage

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
13/10/2016



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Decisions version Natural Resources

0 7 14 21
Meters

Scale @ A4
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Date Printed:
13/10/2016



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Decisions version Precincts

0 7 14 21
 Meters

Scale @ A4
 = 1:1,000

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 13/10/2016



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Decisions version Zones and Rural Urban Boundary

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
13/10/2016

ZONING		ZONING	
Residential	Large Lot Zone	Rural	Rural Production Zone
	Rural and Coastal Settlement Zone		Mixed Rural Zone
	Single House Zone		Rural Coastal Zone
Business	Mixed Housing Suburban Zone		Rural Conservation Zone
	Mixed Housing Urban Zone		Countryside Living Zone
	Terrace Housing and Apartment Buildings Zone		Waitakere Foothills Zone
Open Space	City Centre Zone		Waitakere Ranges Zone
	Metropolitan Centre Zone	Coastal	General Coastal Marine Zone [rcp]
	Town Centre Zone		Marine Zone [rcp/dp]
New Growth	Local Centre Zone		Moorings Zone [rcp]
	Neighbourhood Centre Zone		Minor Port Zone [rcp/dp]
	Mixed Use Zone		Ferry Terminal Zone [rcp/dp]
Natural Resources	General Business Zone	Future Urban Zone	Defence Zone [rcp]
	Business Park Zone		Coastal Transition Zone
	Heavy Industry Zone	Green Infrastructure Corridor (Operative in some Special Housing Areas)	Green Infrastructure Corridor
Infrastructure	Light Industry Zone		Out of Scope Zone Changes
	Conservation Zone		Strategic Transport Corridor Zone
	Informal Recreation Zone	Special Purpose Zone (Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, School, Tertiary Education, Mass Purpose, Major Recreation Facility)	Water [rc]
Built Environment	Sport and Active Recreation Zone		Rural Urban Boundary (RUB)
	Civic Spaces Zone		Indicative Coastline [rc]
	Community Zone		
OVERLAYS		OVERLAYS	
Natural Resources	Terrestrial [rcp/dp]	Natural Heritage	Notable Trees Overlay
	Marine 1 [rcp]		Locally Significant Volcanic Viewshafts Overlay Contours [rc]
	Marine 2 [rcp]		Regionally Significant Volcanic Viewshafts Overlay Contours [rc]
Infrastructure	Water Supply Management Areas Overlay [rc]		Outstanding Natural Features Overlay [rcp/dp]
	Natural Stream Management Areas Overlay [rc]		Outstanding Natural Landscapes Overlay [rcp/dp]
	High-Use Stream Management Areas Overlay [rc]		Outstanding Natural Character Overlay [rcp/dp]
Built Environment	Natural Lake Management Area Overlay		High Natural Character Overlay [rcp/dp]
	Wetland Management Areas Overlay [rc]	Built Heritage & Character	Extent of Overlay
	High-Use Aquifer Management Areas Overlay [rc]		Subdivision Schedule
Natural Resources	Quality-Sensitive Aquifer Management Areas Overlay [rc]		Viewshafts
	Airport Approach Surface Overlay [rcp/dp]		Height Sensitive Areas
	Aircraft Noise Overlay	Built Heritage & Character	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
Infrastructure	City Centre Port Noise Overlay		Modified natural
	National Grid Corridor [rcp/dp]		Ridge/Line Protection Overlay
	National Grid Yard [rcp/dp]		Local Public Views Overlay [rcp/dp]
Built Environment	Quarry Buffer Area Overlay		Historic Heritage Overlay Extent of Place [rcp/dp]
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]		Historic Heritage Overlay Place [rcp/dp]
	Identified Growth Corridor Overlay		Special Character Areas Overlay Residential and Business
CONTROLS		CONTROLS	
Controls	Business Park Zone Office Control	Controls	Coastal Inundation Control [rcp/dp]
	Height Variation Control		Hazardous Facilities
	Cable Protection Areas Control [rcp]		Emergency Management Area Controls
Designations	Centre Fringe Office Control		Infrastructure
	Arterial Roads		Level Crossings With Sightlines Control
	Key Retail Frontage	Stormwater Management Area Controls	Macroinvertebrate Community Index [rcp/dp]
Designations	General Commercial Frontage		Parking Variation Control
	Adjacent to Level Crossings		Firm 1 [rc]
	General		Flow 2 [rc]
Designations	Motorway Interchange Control		Subdivision Variation Control
	Investigations		Surf Breaks [rc]
	Airspace Restriction Designations		Precincts



Proposed Auckland Unitary Plan
Decisions Version
(19 August 2016)

Tagging of Provisions:
[i] - Information only
[rc] - Regional Plan
[rcp] - Regional Coastal Plan
[rcp/dp] - Regional Policy Statement
[rcp] - Growth Plan
[rcp] - Only used when dual provisions apply

Special Purpose Zone (Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, School, Tertiary Education, Mass Purpose, Major Recreation Facility)

Notable Trees Overlay

Locally Significant Volcanic Viewshafts Overlay Contours [rc]

Regionally Significant Volcanic Viewshafts Overlay Contours [rc]

Outstanding Natural Features Overlay [rcp/dp]

Outstanding Natural Landscapes Overlay [rcp/dp]

Outstanding Natural Character Overlay [rcp/dp]

High Natural Character Overlay [rcp/dp]

Extent of Overlay

Subdivision Schedule

Viewshafts

Height Sensitive Areas

Locally Significant Volcanic Viewshafts Overlay [rcp/dp]

Modified natural

Ridge/Line Protection Overlay

Local Public Views Overlay [rcp/dp]

Historic Heritage Overlay Extent of Place [rcp/dp]

Historic Heritage Overlay Place [rcp/dp]

Special Character Areas Overlay Residential and Business

Auckland War Memorial Museum Viewshaft Overlay Contours

Auckland War Memorial Museum Viewshaft Overlay

Dilworth Terrace Houses Viewshaft Overlay Contours

Dilworth Terrace Houses Viewshaft Overlay

Coastal Inundation Control [rcp/dp]

Hazardous Facilities

Emergency Management Area Controls

Infrastructure

Level Crossings With Sightlines Control

Macroinvertebrate Community Index [rcp/dp]

Parking Variation Control

Firm 1 [rc]

Flow 2 [rc]

Stormwater Management Area Controls

Subdivision Variation Control

Surf Breaks [rc]

Precincts